

20 Crawford Close, Beddau, Pontypridd, Rhondda Cynon Taff. CF38 2SD



PETER MORGAN

**£290,000**

## Main Features

- Three Bedroomed
- Semi Detached
- Gas Central Heating
- Enclosed Rear Garden
- Off Road Parking
- Loft Conversion
- Entrance Porch
- Freehold
- Council Tax Band C
- EPC Rating D

## General Information

Peter Morgan Property Group are pleased to offer this 3 bed semi detached on the popular estate of Gwaun Miskin. This estate is located with convenient access to the A470 and the M4 corridor.

This property comprises of an open plan living room/dining room/ kitchen area. Offering upvc double glazed patio doors to enclosed rear garden.

First floor comprises of family and 3 bedrooms, with bedroom 3 offering access to an attic room.

This property benefits from upvc double glazed throughout, gas central heating and ample amount of off road parking.

## Accommodation

### Porch

### Entrance Porch

Foundation set for WC.

## Open Plan Kitchen/ Living/ Dining Room

UPVC double glazed window to front, wood effect flooring throughout, vertical grey radiator , space for dining table, and chairs, decorative light, fitting, range of high gloss, wall and floor cupboards with contrasting wood effect, worktop, integrated oven, hob, plumbing for washing machine, Matt black sink with drainer, UPVC double glazed patio doors to rear

## FIRST FLOOR

### Landing

Door's leading to all bedroom and bathroom accommodation

### Family Bathroom

UPVC double glazed window. Jacuzzi bath, W.C and wash hand basin. Tiled flooring.

### Bedroom One

UPVC double glazed window to front, wood effect flooring, radiator.

### Bedroom Two

UPVC double glazed window to rear, wood effect flooring, radiator.

### Bedroom Three

UPVC double glazed window to front, wood effect flooring.

### **Loft Conversion**

Velux window, fitted carpet, access to storage, valiant, Combi boiler.

### **Outside**

### **Front**

Stoned path, offering ample amount of off-road parking.

### **Rear Garden**

Enclosed garden with patio leading to area of lawn, side, access to front of property, access to outhouse , double outdoor electric points.

### **Outhouse**

Plumbing for washing machine, electric and lighting.

### **Tenure**

Freehold

### **Council Tax**

C

### **EPC Rating**

D

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (not tested)

### **Current council tax banding**

C

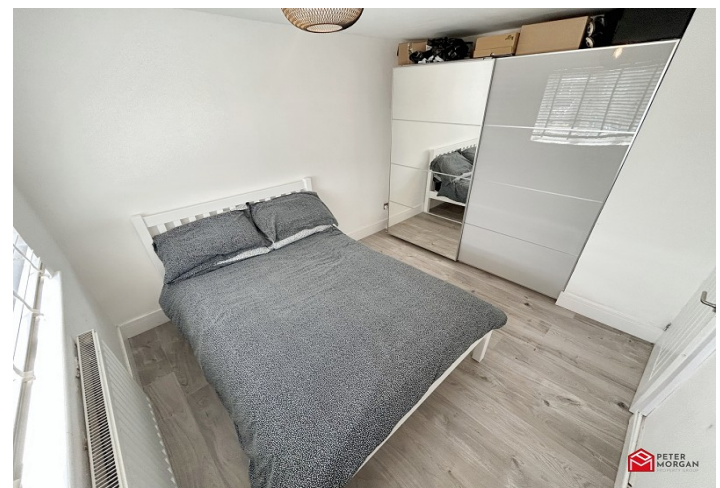
### **Current heating type**

Combi

### **Tenure**

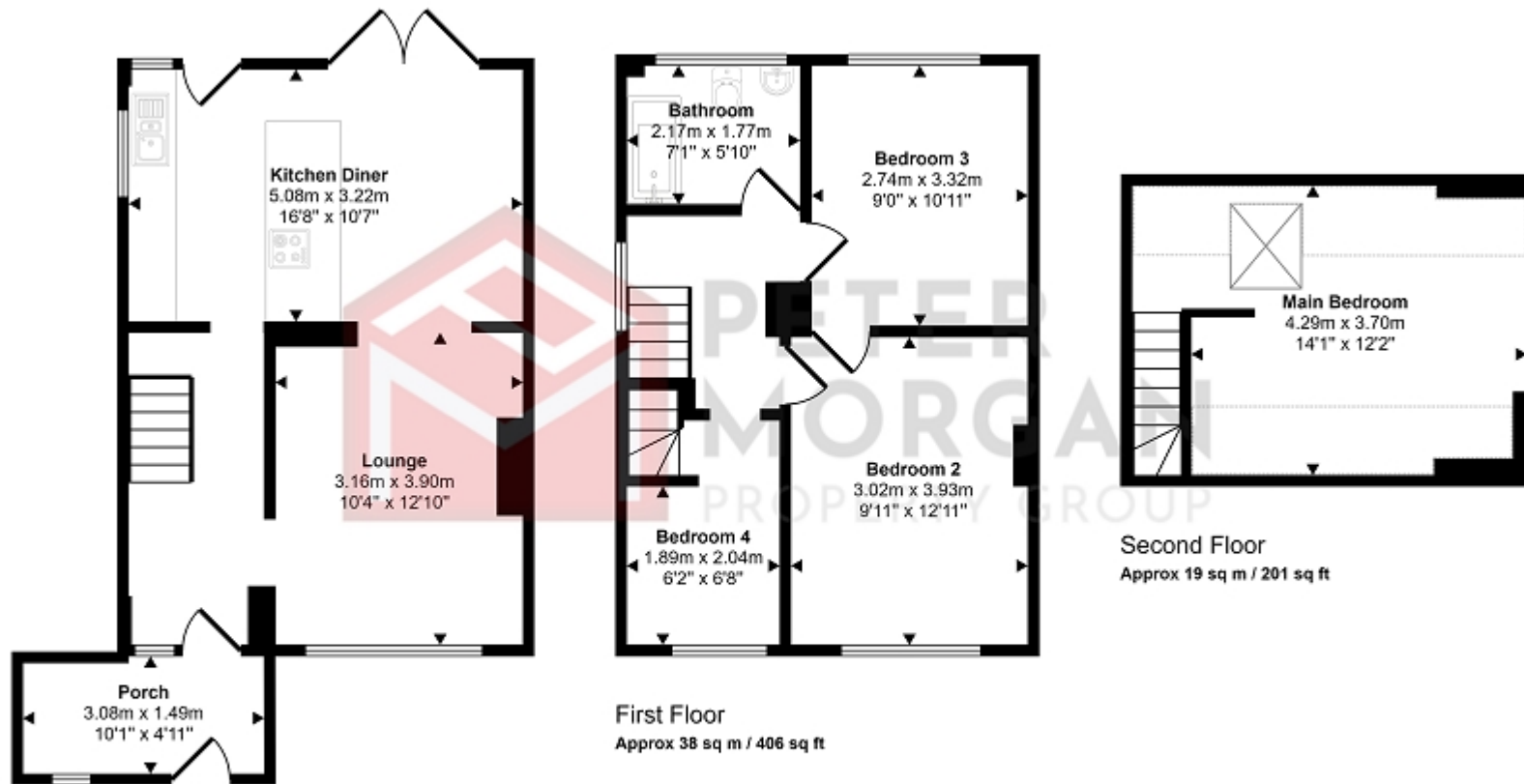
Freehold







Approx Gross Internal Area  
98 sq m / 1056 sq ft



Ground Floor  
Approx 42 sq m / 449 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | 81        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 68                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

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