

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



2 Cwrt Pentwyn, Llantwit Fardre, Pontypridd, Rhondda Cynon Taff. CF38 2RF



PETER MORGAN

£255,000

Main Features

- Three Bedroom
- Semi - Detached
- Family Home
- Off Road Parking
- Extended
- Home office
- Garage
- EPC -D
- Council Tax - C
- FREEHOLD

General Information

Peter Morgan Property Group are please to bring to market this 3 bedroom semi detached family home situated in the popular Woodlands development in Llantwit Fardre.

This property offers -

Ground floor - Lounge, Open plan kitchen/diner, home office/study.

First floor - 3 bedrooms and family bathroom.

Externally - Off-road parking to the front, access to garage, low maintenance enclosed rear garden with summer house.

Accommodation

Lounge

UPVC double glazed window. Fitted carpet. Radiator.

Kitchen / Dining Area

UPVC double glazed windows. Fitted kitchen with a range of wall and floor cupboards with contrasting worktops. Integrated oven and hob. Wall mounted stainless steel extractor fan. Dining area. Tiled flooring. Access to rear garden. Access to home office/study.

Home office

Fitted carpet. Feature wall. Radiator.

FIRST FLOOR

Family Bathroom

UPVC double glazed window. Fitted bathroom suite with shower over bath. W.C. Wash hand basin. Wood effect flooring. Wall mounted heated towel rail.

Bedroom One

UPVC double glazed window. Fitted carpet. Radiator. Access to storage cupboard.

Bedroom Two

UPVC double glazed window. Fitted carpet. Radiator

Bedroom Three

UPVC double glazed window. Fitted carpet. Radiator

Front

Off road parking. Access to garage.

Rear Garden

Low maintenance enclosed rear garden. Summer house.

Utility Area

Plumbing for washing machine. Space for tumble. Access to garage.

Garage

UP and Over garage door. Electric and lighting.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

C

Current heating type

Combi

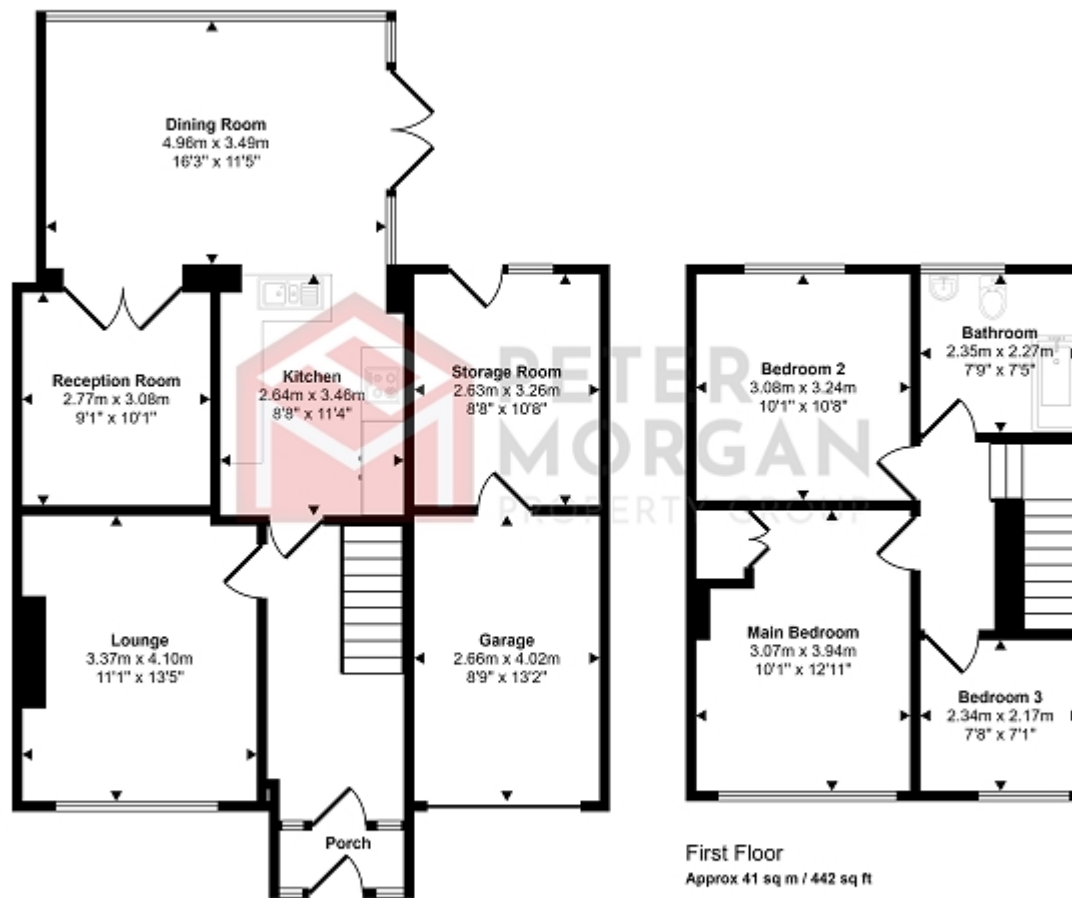
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
124 sq m / 1335 sq ft




Ground Floor
Approx 83 sq m / 893 sq ft

First Floor
Approx 41 sq m / 442 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

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