

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



Lle newydd Pen-y-banc, Rhigos, Aberdare, RCT.. CF44 9YT



**£550,000**

## Main Features

- 5 Double Bedroom
- Detached
- Dormer Bungalow
- Far reaching views toward Pen-Y-Fan
- Off road parking
- Open plan kitchen/dining
- Converted garage
- Council Tax - F
- EPC - C
- FREEHOLD

## General Information

Peter Morgan Property Group are delighted to bring to market this 5 Bedroom detached dormer bungalow, completely refurbished to a high standard throughout, situated in a popular location in Rhigos.

This property offers -

Internally - 5 Double bedrooms (2 with En-Suites), Family bathroom, Open plan kitchen/lounge/diner, Additional lounge/study, Downstairs W.C, Utility room.

Externally - Landscaped front, side and rear gardens with a range of patio, area of lawn and sun terrace. Offering far reaching views towards Pen-Y-Fan from the rear.

This really is a must view.

## Lounge

Family sized lounge - UPVC double glazed doors with far reaching views. Fitted carpet. Fireplace with surround. 2 decorative light fitting with additional wall mounted lights.

## Sitting Room/Study

UPVC double glazed window. Tiled flooring. Decorative light fitting.

## Bedroom 1

Double bedroom - UPVC double glazed window. Tiled flooring. Decorative light fitting.

## W.C.

UPVC double glazed circle window. Tiled flooring. W.C and wah hand basin with vanity base unit.

## Open Plan Kitchen/ Dining Room/ Lounge

Family size open plan living/kitchen/dinning room - Kitchen fitted with a range of wooded wall and floor cupboards with contrasting black marble effect worktops. Integrated oven and hob. Spotlights to ceiling. Tiled flooring. Access to pantry. Additional breakfast bar. Wall mounted stainless steel extractor fan. Space for dining table and chairs offering fair reaching views. Open lounge with central fire place with surround. Wall mounted lights. Additional UPVC double glazed sliding doors offering access to the rear.

## Utility

Utility room fitted with plumbing for washing machine and space for tumble dryer. Tiled flooring. Double glazed door to for side access.

## FIRST FLOOR

### Bedroom 2

Double bedroom - UPVC double glazed window offering far reaching views towards Pen-Y-Fan. Fitted carpet. Radiator. Decorative light fitting. Access to dressing room and En-Suite.

### Bedroom 2 En-Suite

Fitted En-suite with double shower cubicle, W.C and wash hand basin with vanity base unit. Tiled flooring. Velux window.

### **Bedroom 2 Dressing Room**

Dressing room fitted with hanging shelves. Fitted carpet. Velux window.

### **Bedroom 3**

Double bedroom - UPVC double glazed window offering far reaching views towards Pen-Y-Fan. Fitted carpet. Spotlight. Access to En-suite

### **Bedroom 3 En-Suite**

Velux window. Fitted shower cubicle. W.C and wash hand basin. Tiled flooring.

### **Bedroom 4**

Double bedroom with Velux windows. Fitted carpet. Spotlights. Access to storage.

### **Bedroom 5**

Double bedroom - Fitted carpet. Built in storage. Spotlights. Velux window with additional UPVC double glazed window.

### **Family Bath & Shower Room**

UPVC double glazed window offering far reaching views towards Pen-y-Fan. Fitted family bathroom with shower cubicle, bath and wash hand basin with vanity base unit. Wall mounted heated towel rail. Spotlights to ceiling.

### **Front**

Off road parking for ample cars.

### **Side & Rear Garden**

Family size - Landscaped side and rear garden offering undisturbed far reaching views towards Pen-y-Fan. A range of patio, area of lawn and sun terrace.

### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at Ben@petermorgan.net (fees will apply on completion of the mortgage)

### **Please Note:**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

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

**Current council tax banding** F

**Current heating type** Combi

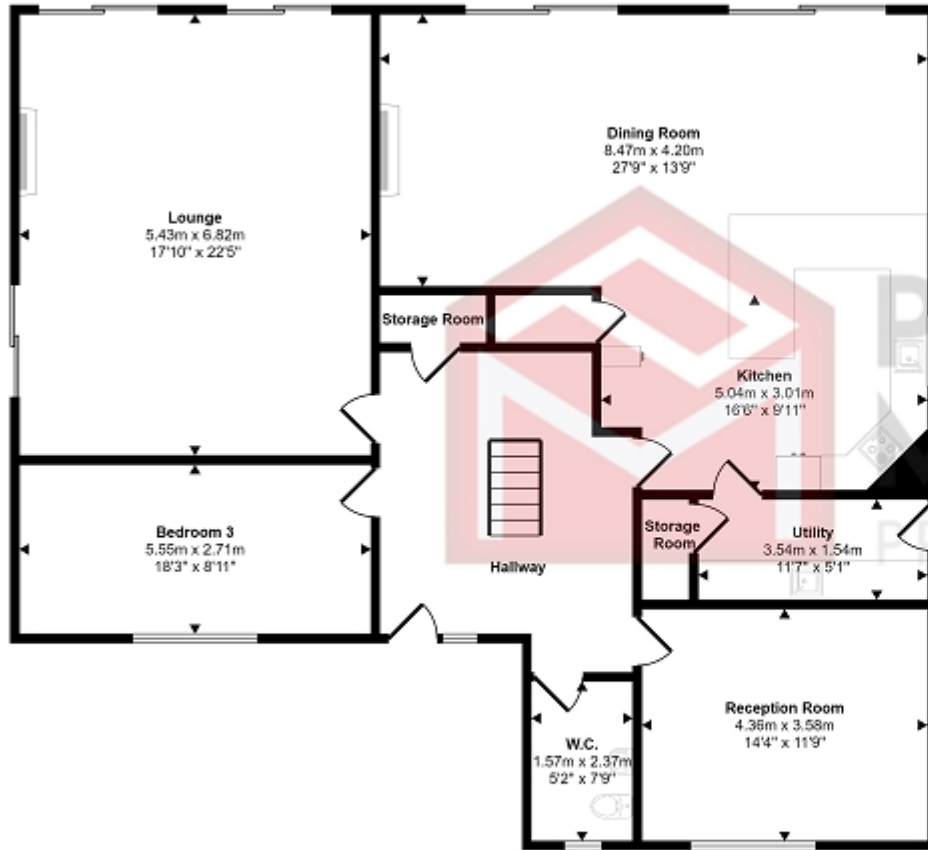
**Tenure (To be confirmed)** Freehold





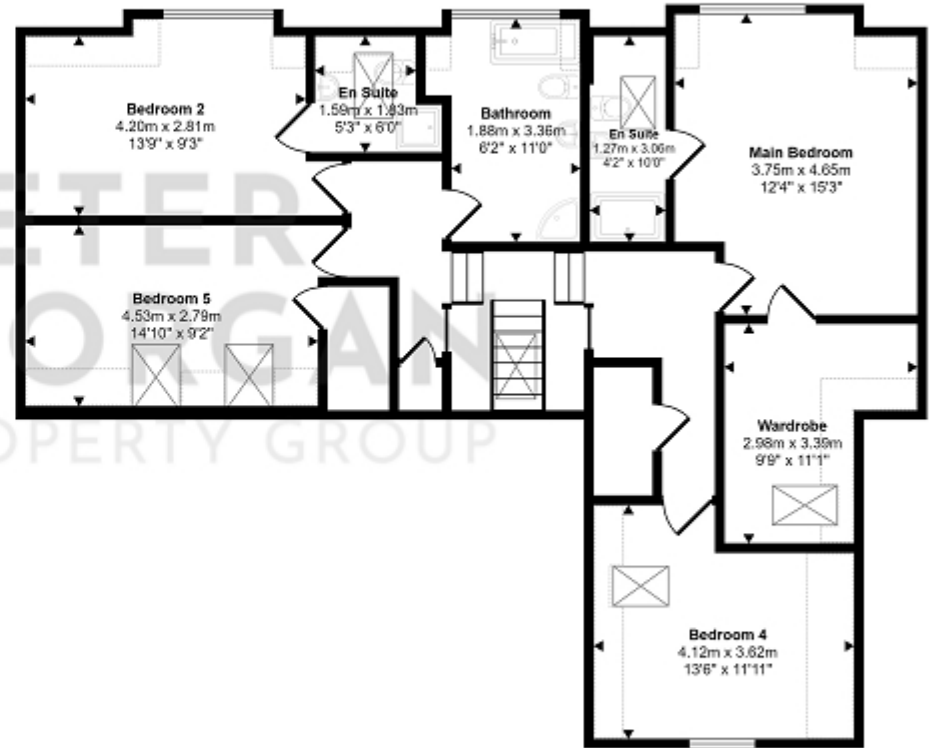


Approx Gross Internal Area  
258 sq m / 2780 sq ft



Ground Floor  
Approx 155 sq m / 1671 sq ft

☐ Denotes head height below 1.5m




First Floor  
Approx 103 sq m / 1110 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 300.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(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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