

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



17 Cross Inn Road, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8AY



£220,000

Main Features

- Three Bedroom
- Family home
- Off road parking
- UPVC double glazed
- Enclosed rear garden
- Ground floor bathroom
- Council tax - D
- EPC - D
- FREEHOLD

General Information

Peter Morgan Property Group are pleased to bring to market this 3 bedroom family home in the popular development in Cross Inn.

This property comprises of -

Ground floor - Open plan living/dining. Kitchen. Bathroom.

First floor - Three double bedrooms.

Off road parking and enclosed rear garden.

Accommodation

Open Plan Kitchen/ Dining Room

UPVC double glazed bay window. Open plan living dining space. Fireplace with surround. Radiator.

Kitchen

UPVC double glazed window. Fitted kitchen with a range of wall and floor cupboards. Sink with drainer. Plumbing for washing machine. Dish washer. Access to storage.

Family Bathroom

UPVC double glazed. Shower over bath. W.C. Wash hand basin. Tiled flooring.

FIRST FLOOR

Bedroom One

Double bedroom with UPVC Double glazed window. Built in wardrobes. Floorboards. Radiator.

Bedroom Two

Double bedroom with UPVC Double glazed window. Built in wardrobes. Floorboards. Radiator.

Bedroom Three

Double bedroom with UPVC Double glazed window. Access to storage.

Outside

Front

Off-Road parking.

Rear Garden

Enclosed rear garden.

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

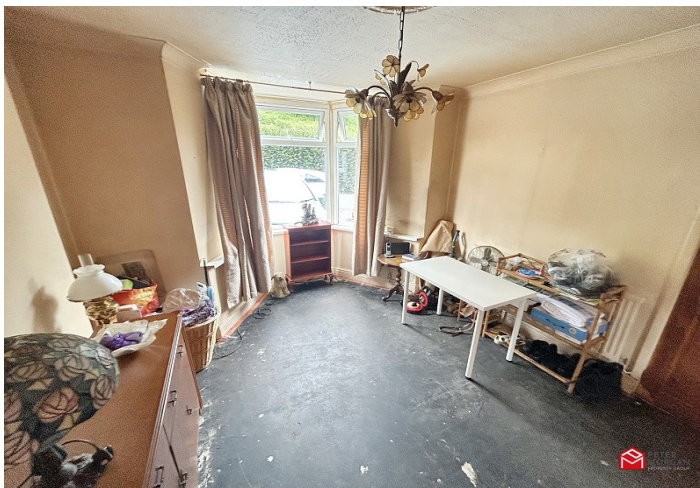
Utilities

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

Current council tax banding D

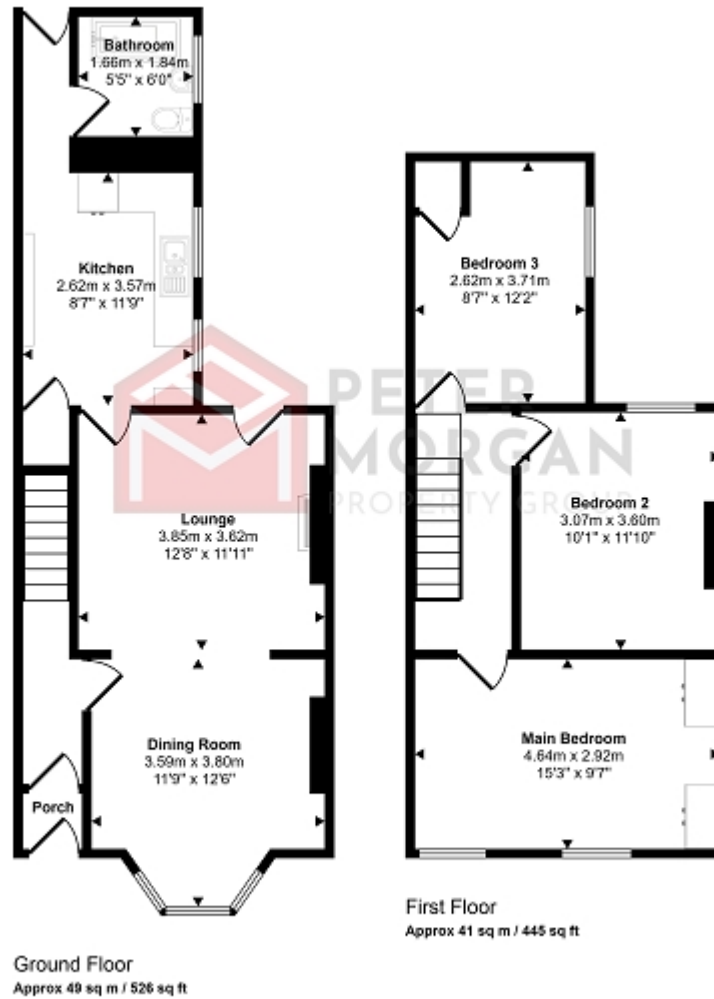
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
90 sq m / 970 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	56	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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Talbot Green Branch
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF
talbotgreen@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

