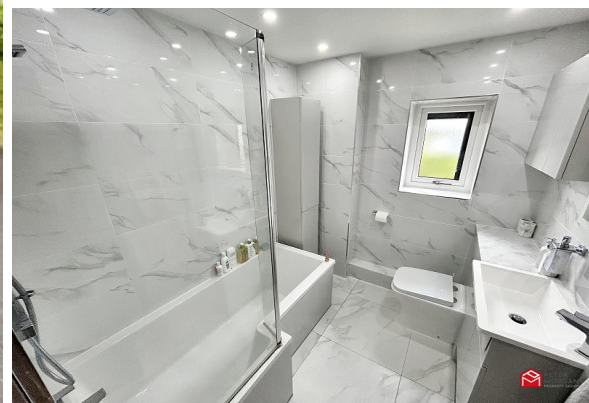


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

28 Maes Y Wennol, Miskin, RCT. CF72 8SB

£599,950

Main Features

- 5 Bedroom
- Detached family home
- Ample off road parking
- Detached double garage
- Open plan Kitchen/Diner
- Approved planning for Double Extension
- Landscaped gardens
- Council Tax - G EPC C
- PC - WC
- FREEHOLD

General Information

Peter Morgan Property Group are pleased to bring to market this rare to market, versatile, 5 bedroom detached family home with additional attic conversion. Active planning for approved for a double story extension (Planning Ref - 21/1317/10).

This Property offers -

Internally -

Ground Floor - Porch, Study, Lounge, Kitchen/Diner/Social room, Conservatory, W.C, Utility room with Sauna, with integral blinds throughout

First floor - 5 bedrooms (En-suite to master), Family bathroom, also with integral blinds throughout.

Second floor - Attic - Used as home office

Externally -

Front - Off road parking for up to 6 cars, Patio, area of lawn with mature shrubs and trees, access to double garage.

Rear - Patio leading to area of artificial lawn. A range of mature shrubs and trees. Side access to front.

This property has excellent transport links to Llantrisant and Talbot Green with easy access to the M4 Corridor.

GROUND FLOOR

Porch

Porch offering access to property.

Lounge

UPVC double glazed window. Fitted carpet. Radiator. Detractive light fitting.

Study

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

W.C.

W.C with wash hand basin and vanity base unit. Floor to ceiling tiled. Radiator.

Utility

Range of wall and floor units with contrasting wood effect worktops. Ceramic sink with central mixer tap. Boiler. Sauna. Plumbing for washing machine. space for tumble dryer. Access to W.C. Tiled Shower.

Open Plan Kitchen/ Dining Room/ Lounge

Family sized open plan kitchen diner. Offering a range of wall and floor cupboards with contrasting worktops. Integrated appliances including Oven/ Hob, Fridge/freezer and dish washer. Tiled flooring. Access to storage. Wall mounted lights. Additional space for a social area. Log burner. Access to conservatory.

Conservatory

UPVC double glazed windows and patio doors offering access to rear garden. Tiled flooring. Spotlights.

FIRST FLOOR

Family Bathroom

UPVC double glazed window. Floor to ceiling tiled. Fitted with bath and overhead shower. W.C and wash hand basin with vanity base unit. Spotlights. Wall mounted glass shower screen.

Bedroom 1

UPVC double glazed window. Fitted carpet. Radiator. Access to built in wardrobe and En-suite.

En Suite

En-Suite fitted with walk in shower, W.C and wash hand basin with vanity base unit. Floor to ceiling tiled. Wall mounted glass shower screen. UPVC double glazed window.

Bedroom 2

UPVC double glazed window. Fitted carpet. Built in wardrobes with mirror fronted sliding doors. Fan light with additional spotlights. Radiator

Bedroom 3

UPVC double glazed window. Fitted carpet. Radiator.

Bedroom 4

UPVC double glazed window. Fitted carpet. Radiator.

Bedroom 5

UPVC double glazed window. Fitted carpet. Radiator.

Attic Conversion

Velux window. Fitted carpet.

Detached Double Garage

2 x electric roller garage doors. Electric and lighting.

Front

Generous driveway offering parking for ample cars. Area of lawn with mature tree and shrubs. Access to detached double garage.

Rear Garden

Family size enclosed rear garden. Patio leading to area of artificial lawn. A range of mature shrubs and trees. Hot tub. Side access to front.

General Information

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

Mortgage Advice

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

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding	G
Current heating type	Gas
Tenure (To be confirmed)	Freehold





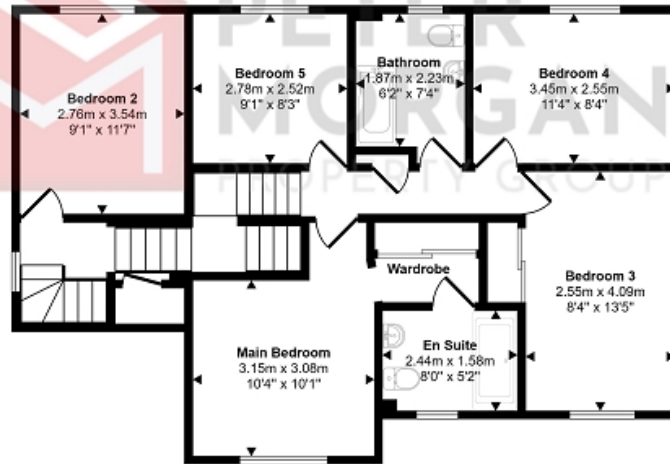


Approx Gross Internal Area
200 sq m / 2148 sq ft



Ground Floor
Approx 85 sq m / 910 sq ft

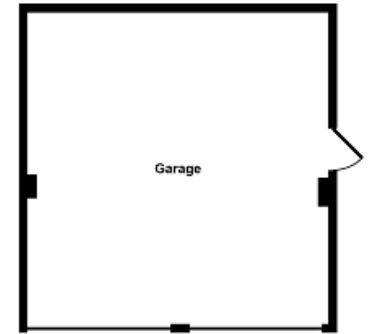
Denotes head height below 1.5m



First Floor
Approx 76 sq m / 818 sq ft



Second Floor
Approx 11 sq m / 123 sq ft



Garage
Approx 28 sq m / 296 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		
(69-80) C	72	78
(55-68) D		
(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. Mortgage 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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