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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**11 Bluebell Drive, Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9UN**



**PETER MORGAN**

**£245,000**

## Main Features

- NO ONWARDS CHAIN!
- Three Bedrooms
- Enclosed Rear Garden
- Open plan kitchen/diner
- W.C To Ground floor
- Off Road Parking
- Garage
- Freehold
- Council Tax - C / EPC - C
- Need A Mortgage? We Can Help!

## General Information

This property is a three-bedroom house located in a residential area. It presents a welcoming feel with an enclosed rear garden, ideal for outdoor activities. The driveway provides parking for one car in front of garage.

Inside, the home features a family bathroom that includes both a bathtub and a shower. The kitchen and dining area are designed in an open plan, allowing for a spacious feel. Additionally, there is a ground floor W.C. enhancing the practicality of the layout. The house is offered with no onwads chain, which simplifies the purchasing process. It falls under the Freehold category, indicating ownership without ground rent, and is categorized under Council Tax Band C. The Energy Performance Certificate (EPC) rating is also C, reflecting reasonable energy efficiency levels for the home.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Lounge

UPVC double glaze window to front, fitted carpet, radiator, numerous electric points, access the kitchen

### Open Plan Kitchen/ Dining Room

UPVC double glaze window to rear, UPVC double glazed patio doors, access to rear garden, fitted kitchen with a range of wall and floor cupboards, with contrast, in worktops, integrated gas hob, and electric oven, wall mounted stainless steel extractor fan, tile effect flooring

### W.C.

UPVC double glaze window to front, WC, wash hand basin, radiator, wood effect flooring.

## FIRST FLOOR

### Family Bathroom

UPVC double glaze window to front, fitted bathroom suite with a shower over bath, WC, wash hand basin, with vanity base unit, tiled flooring, extractor fan, radiator, wall mounted glass shower screen

### Bedroom One

UPVC double glazed window to front, fitted carpet, radiator, access to storage cupboard.

### Bedroom Two

UPVC double glazed window to front, fitted carpet, radiator, access to storage cupboard.

### Bedroom Three

UPVC double glazed window to rear, fitted carpet, radiator .

## EXTERNALLY

### Front

Steps leading to front door, decorative stones, off-road parking, access to Garage .

### Rear Garden

Enclosed rear garden, Patio leading to area of lawn. Side access to front.

### Garage

Up and over garage door.

### 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 [talbotgreen@petermorgan.net](mailto:talbotgreen@petermorgan.net) (fees will apply on completion of the mortgage)

### Service Charge

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 drainage, mains gas (services not tested)

**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

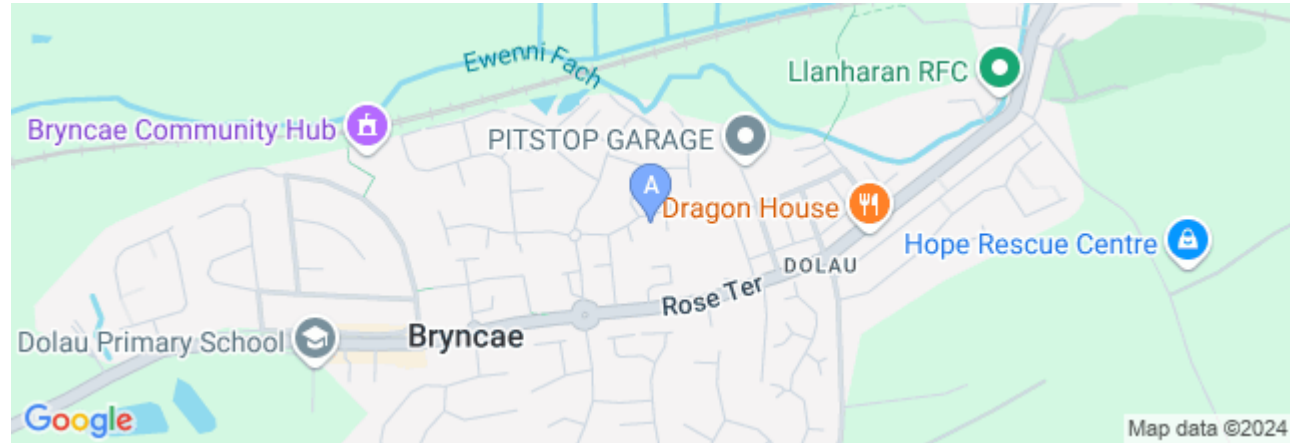




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - 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



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

## Talbot Green Branch

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