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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



23 Park View, Llantrisant, Rhondda Cynon Taff. CF72 8DL

£220,000



PETER MORGAN

Main Features

- Semi Detached House
- Three Bedrooms
- Lounge
- Kitchen / Breakfast room
- Ground Floor W.C. & First Floor Bathroom
- Gas C.H. - Double Glazed
- Front & Rear Garden
- Off Road Parking
- Council Tax Band: C - - EPC Rating: C

General Information

Peter Morgan is pleased to bring to the market this Modernised Three Bedroom Semi Detached Family Home in the Southgate area of Llantrisant. Local Mini Market as well as Talbot Green Retail Park & Penygawsi Junior School. J34/M4 & Pontyclun Local Rail Station a Few Minutes Car Drive Away. No Chain.

Accommodation

Entrance Hall

UPVC double glazed part glazed entrance door, radiator, smooth finish to walls and ceiling, stairs to 1st floor with storage under, white panel doors giving access to lounge, kitchen breakfast room and WC

W.C.

Low-level WC, wall mounted vanity wash hand basin, radiator, floor covering, UPVC double glazed window to side, smooth finish to walls and ceiling, sunken spotlight

Lounge

UPVC double glazed window to front with wooden Venetian blinds, Smooth finish walls and ceiling, radiator, fitted carpet, coved ceiling, wall mounted electric living flame effect fire

Kitchen/Breakfast Room

Kitchen Area

Extensively fitted with a range of light grey fronted Sigma three wall and floor units with limed oak effect work surfaces, built under double oven and ceramic hob, integral slimline dishwasher with Deco panel, plumbed for automatic washing machine, inset 1 1/2 bowl Grey composite style sink unit positioned beneath. UPVC double glazed window to rear with wooden Venetian blind plus additional UPVC double glazed window to side, tiled splash areas, cooker hood, wall mounted gas combination central heating boiler concealed in cupboard, range of sunken spotlights, smooth finish to walls and ceiling, space for fridge freezer, laminate style flooring.

Breakfast Area

Smooth finish walls and ceiling, range of sunken spotlights, UPVC double glazed double opening French doors leading out onto garden with Venetian blinds, laminate style flooring

FIRST FLOOR

Landing

UPVC double glazed window to side with wooden Venetian blind, fitted carpet, loft access, smooth finish to walls and ceiling, white panel doors giving access to all bedroom and bathroom accommodation

Bedroom One

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls and ceiling, double fitted mirror fronted wardrobe with sliding doors.

Bedroom Two

UPVC double glazed window to front with wooden Venetian blind, radiator, fitted carpet, smooth finish to walls and ceiling, linen storage cupboard with radiator.

Bedroom Three

UPVC double glazed window to rear with roller blind, radiator, fitted carpet, smooth finish to walls and ceiling,

Family Bathroom

UPVC double glazed window to side, white suite comprising vanity wash hand basin, low-level WC, panel bath with shower end complete with mixer taps plus bar, thermostatically controlled shower unit with rainforest head and hand wand, ceramic tiling to two walls, floor covering, chrome heated towel rail.

Outside

Front Garden

Lawn with Cotswold stone gravel edging, path to entrance door, path leading to the side of the property.

Rear Garden

Pathway wrapping round the rear of the property. Polycarbonate canopy off french doors, center steps leading to center pathway leading down the rear garden to parking area, two lawns, raised decking area, plastic garden shed, enclosed on all sides with feather edge fencing.

Rear Parking Space

Three parking spaces off rear of Lane.

Tenure

Freehold

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 bcb@petermorgan.net (fees will apply on completion of the mortgage).

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.

Disclaimers

The vendor of the property is related to a member of staff of Peter Morgan.

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding

C

Current heating type

Combi

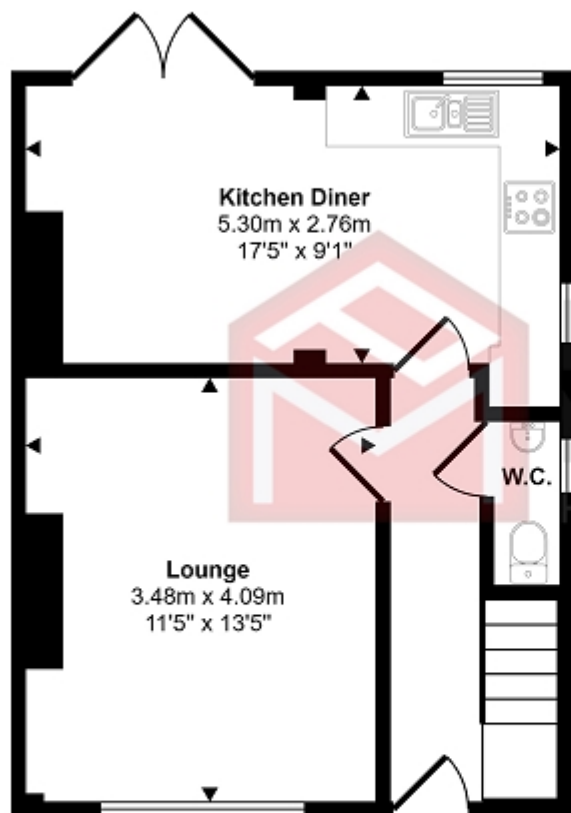
Tenure (To be confirmed)

Freehold

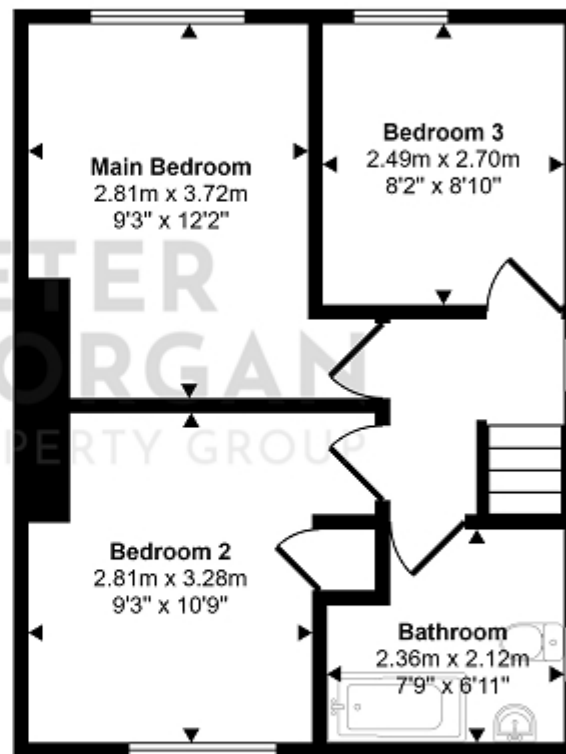




Approx Gross Internal Area
76 sq m / 816 sq ft



Ground Floor
Approx 38 sq m / 404 sq ft



First Floor
Approx 38 sq m / 412 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		84
(69-80) C	70	
(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. Mortgages secured on property.

Neath Sales Hub	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
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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.

Talbot Green Branch

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