

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



17 Bronhaul, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8HW



PETER MORGAN

£105,000 Guide Price

Main Features

- For Sale by Modern Auction-T & C'S apply
- Subject to Reserve Price
- Buyers fees apply. TO BE SOLD WITH TENANT IN SITU.
- Two bedrooms
- Ground floor flat
- Desirable location - Y Pant Catchment
- Off road parking
- Approx 0.3 miles from Talbot Green Shopping Centre and approx 0.3 miles from Talbot green shopping park
- Approx 1.4 miles from Royal Glamorgan Hospital
- Council Tax Band: A. EPC: E

General Information

THIS PROPERTY IS FOR SALE BY MODERN METHOD OF AUCTION POWERED BY IAMSOLD LTD- STARTING BID £105,000 PLUS RESERVATION FEE.

TWO DOUBLE BEDROOM. GROUND FLOOR APARTMENT. PRIME LOCATION. FRONT AND REAR GARDEN. OFF ROAD PARKING. Y PANT CATCHMENT. TO BE SOLD WITH TENANT IN SITU.

Talbot Green is a vibrant and appealing area that offers a unique blend of urban convenience and natural beauty, making it an ideal choice for both families and professionals. The locality features a variety of amenities, including shops, restaurants, and recreational facilities, all within easy reach.

The residential properties in Talbot Green are diverse, ranging from modern apartments to charming family homes, catering to a wide range of preferences and budgets. The community is well-connected, with excellent transport links to nearby towns and cities, ensuring that commuting is hassle-free.

One of the standout features of Talbot Green is its proximity to stunning green spaces, perfect for outdoor activities and leisurely walks. The area is known for its friendly atmosphere, making it a welcoming place for new residents.

Overall, Talbot Green presents a fantastic opportunity for those looking to invest in a lively and thriving community, where convenience meets comfort in a picturesque setting.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £7080.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

GROUND FLOOR

Hallway

uPVC double glazed door to front. Fitted carpet. Access to lounge, kitchen, bedrooms and shower room. Access to storage.

Lounge

uPVC double glazed window to front. Fitted carpet. Fireplace with surround. Radiator.

Kitchen

uPVC double glazed window to rear. Fitted kitchen with a range of wall mounted and base units. Stainless steel sink with drainer and central mixer tap. Boiler. Plumbing for washing machine. Space for dining table and chairs. Fitted carpet. Access to storage.

Shower Room

uPVC double glazed window to rear. 3 piece suite comprising shower cubicle with electric shower, w.c and wash hand basin. Wood effect flooring. Radiator.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Radiator. Access to storage.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator.

EXTERIOR

Rear Garden

Rear garden with patio sun terrace. Off road parking.

Leasehold details

125 years from 8th August 1980

Annual Service Charge £235.81

Annual Ground Rent £10

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.

Please Note:

The vendor is a representative of Peter Morgan Property Group.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

A

Current heating type

Gas

Tenure

Leasehold



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	53	
(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
npt@petermorgan.net	lettings@petermorgan.net	team@pmfinancial.net	bcb@petermorgan.net	talbotgreen@petermorgan.net	lettingstg@petermorgan.net	carmarthen@petermorgan.net	lettingscm@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	21 Bridge Street, Carmarthen SA31 3JS

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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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