



30 Parkdale View, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8DT

## 30 Parkdale View, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8DT

#### **Main Features**

- · Semi detached bungalow
- Two bedrooms
- Lounge
- Front and rear gardens
- Garage and driveway
- Situated approx 16.1 miles to Cardiff Bay
- Approximately 1.6 miles to Royal Glamorgan Hospital and approximately 1 mile to Talbot Green
- · No ongoing chain
- uPVC double glazing and gas central heating
- · Council Tax Band: C. EPC:E

#### **General Information**

TWO BEDROOM SEMI-DETACHED BUNGALOW WITH OFF ROAD PARKING AND DETACHED GARAGE, FITTED KITCHEN AND BATHROOM, uPVC DOUBLE GLAZING AND MORE.

Situated Approx 16.1 miles to Cardiff Bay. Approx 1.6 miles to Royal Glamorgan. Approx 1.0 miles to Talbot Green.

This property has accommodation comprising lounge, kitchen, bathroom and 2 double bedrooms. Externally comprises front garden with driveway and garage. Rear garden with access to garage.

This property also benefits from uPVC double glazed windows and gas central heating.

## **GROUND FLOOR**

## Lounge

uPVC double glazed window to front. Wood effect flooring. Fire place with gas central heating back boiler.

#### Kitchen

uPVC double glazed window and door to rear. A range of wall mounted and base units with contrasting worktops. Integrated gas oven and hob. Stainless steel sink unit and mixer tap. Tile effect flooring.

## **Bathroom**

uPVC double glazed window. 3 piece suite comprising panelled bath with overhead shower, low level W.C and pedestal hand wash basin. Tile effect flooring. Radiator. Part tiled walls.

#### **Bedroom 1**

uPVC double glazed window to rear. Fitted carpet. Built in wardrobes. Radiator.

#### **Bedroom 2**

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

#### **EXTERNALLY**

## **Front Garden**

Laid to lawn. Offering a range of mature shrubs and plants, area lawn. Driveway access to garage.

## **Detached Garage**

Up and over vehicular garage door.

## Rear Garden

Enclosed rear garden laid to lawn and decking. A range of mature shrubs and plants.

## **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.

## **Viewings**

Strictly By Appointment Only

#### Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** 

ľ

**Current heating type** 

Gas

**Tenure** 

Freehold











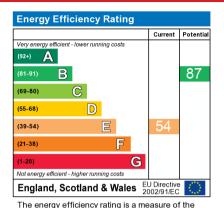




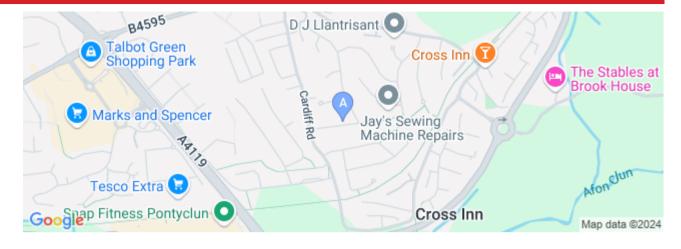




## 30 Parkdale View, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8DT



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 round including £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

npt@petermorgan.net

33-35 Windor Road, West Glamorgan SA11 1NB

## Neath

Lettings Hub

lettings@petermorgan.net

33-35 Windor Road, West Glamorgan SA11 1NB

## Neath

Financial Services

team@pmfinancial.net

The Mortgage House, 5 The Ropewalk, Neath SA11 1EW

# **Bridgend**

Sales Hub

bcb@petermorgan.net

16 Dunraven Place, Mid Glamorgan CF31 1JD

## Talbot Green

Sales Hub

talbotgreen@petermorgan.net

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

## Talbot Green

Lettings Hub

lettingstg@petermorgan.net

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

## Carmarthen

Sales Hub

carmarthen@petermorgan.net

21 Bridge Street, Carmarthen SA31 3IS

# Carmarthen

Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street, Carmarthen SA31 3IS

# 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**

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

> www.petermorgan.net 03300 563 555



















Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright @ Peter Morgan 2023- Powered by AgentPro







