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PROPERTY
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SALES
GOLD WINNER

Peter Morgan Sales
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PETER MORGAN

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

£165,000

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

C

Current heating type

Gas

Tenure

Freehold



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.

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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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