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17 Larch Wood, Tonyrefail, Porth, Rhondda Cynon Taff. CF39 8JJ

£200,000

Main Features

- 3 Bedroom semi detached home
- Cul de sac location
- First floor bathroom and ground floor cloakroom
- Enclosed West facing rear garden
- Garage
- Situated approximately 4.5 miles to Royal Glamorgan Hospital
- Approximately 18.1 miles to Cardiff City centre and 5.6 miles to Talbot Green shopping centre
- No ongoing chain
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: C

General Information

3 BEDROOMS SEMI-DETACHED IN A CUL DE SAC LOCATION, ENCLOSED WEST FACING REAR GARDEN, GARAGE, DOWNSTAIRS CLOAKROOM NO ONWARD CHAIN AND MORE

Situated approximately 4.5 miles to Royal Glamorgan Hospital, approximately 18.1 miles to Cardiff City centre and 5.6 miles to Talbot Green shopping centre.

This home has accommodation comprising ground floor hallway, cloakroom, kitchen and lounge. First floor landing, 3 bedrooms and family bathroom. Externally the property offers front garden with access to garage and an enclosed West facing rear garden.

This property benefits from uPVC double glazing and combi gas central heating. Fitted blinds to remain.

GROUND FLOOR

Hallway

Plastered walls and ceiling. Wood effect flooring. Radiator.

Cloakroom

Double glazed window to front. 2 piece suite comprising w.c and wash hand basin. Radiator. Wood effect flooring. Plastered walls and ceiling.

Kitchen / Dining Room

uPVC double glazed window to front. Fitted kitchen comprising a range of wall mounted and base units with contrasting worktops. Tiled floor. Integrated fridge freezer. Integrated eclectic oven and hob. Space for dining room table.

Lounge

uPVC double glazed patio doors to rear. Wood effect flooring. Plastered walls and ceiling. Access to storage. Decorative light fitting. 2 radiators.

FIRST FLOOR

Landing

Fitted carpet. Doors to bedrooms and...

Family Bathroom

uPVC double glazed window to front. Fitted bathroom suite with WC, wash hand basin and bath with overhead shower and glass screen. Chrome wall mounted towel rack. Fully tiled walls and floor.

Bedroom 1

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Radiator. Built-in wardrobes.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Plastered walls and ceiling. Radiator.

Bedroom 3

uPVC double glazed window to rear. Fitted carpet. Plastered walls and ceiling. Radiator.

EXTERIOR

Front Garden

Steps leading to front door. Laid to lawn. Mature trees and plants. Access to garage.

Garage

Up and over vehicular door.

Rear Garden

Enclosed rear garden. Laid to paved patio and area of lawn. Shed. A range of trees 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

Combi

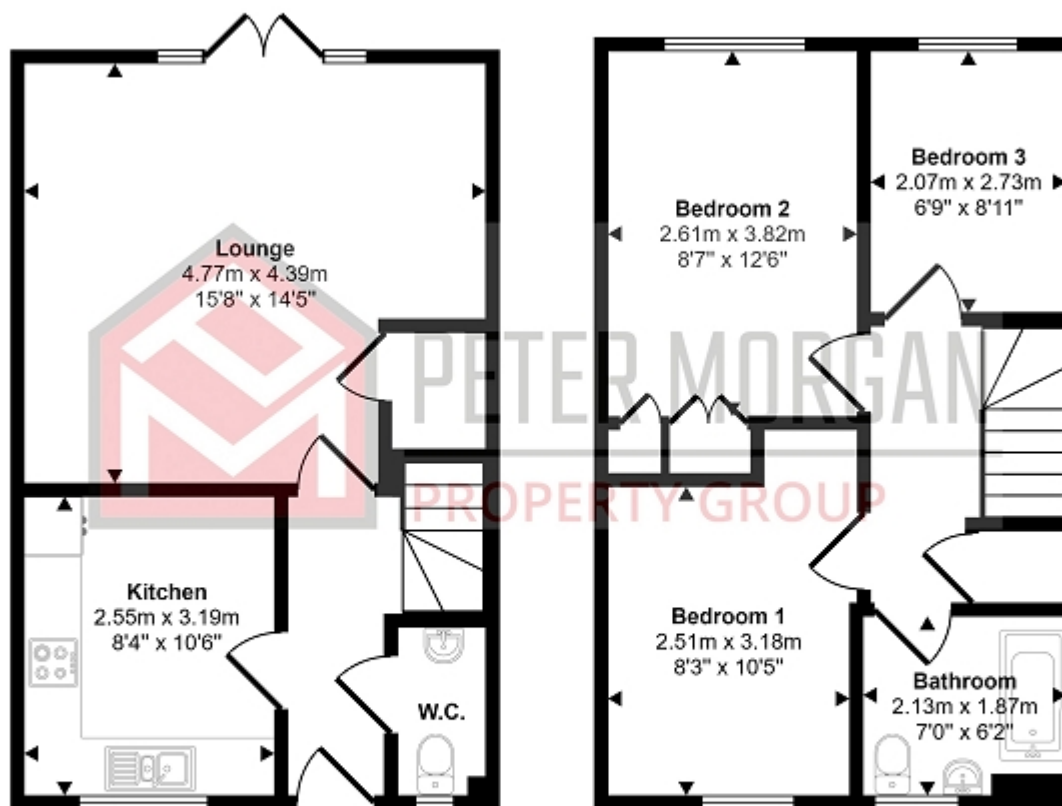
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
75 sq m / 802 sq ft



Ground Floor
Approx 37 sq m / 399 sq ft

First Floor
Approx 37 sq m / 402 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		90
(81-91) B		
(69-80) C	77	
(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.

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