



PETER MORGAN

**13 Heol Clwyddau, Beddau, Pontypridd, Rhondda Cynon Taff. CF38 2LW**

**£199,950**



### **Main Features**

- Semi detached traditional bungalow
- 3 bedrooms, 1 on ground floor
- 2-3 reception rooms
- Ground floor wetroom
- Detached garage and driveway
- Situated within 4.5 miles of the M4 at Junction 34. Convenient for Talbot Green village centre and retail park
- Approximately 3 miles from The Royal Glamorgan Hospital, 1 mile from comprehensive school
- 17 miles to Cardiff Bay and 15 miles to Cardiff International Airport and Cardiff City centre
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC:

### **General Information**

THREE DOUBLE BEDROOMS OVER TWO FLOORS OFFERING VERSATILE LIVING, DOWNSTAIRS SHOWER ROOM, SOUTH FACING REAR GARDEN WITH ACCESS TO GARAGE, OFF ROAD PARKING AND MORE.

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This home comprises dining room, lounge, 3 double bedrooms, downstairs shower room, kitchen, off road parking to front garden and enclosed South facing rear garden.

### **GROUND FLOOR**

#### **Dining Room**

uPVC double glazed door to side. uPVC double glazed window to front. Fitted carpet, Radiator. Light fittings. Wooden staircase to 1st floor.

#### **Lounge**

uPVC double glazed window to front. Fitted carpet. Radiator. Decorative light fitting. Wall light, fittings. Gas fire with surround. Plastered ceiling.

#### **Kitchen**

uPVC double glazed window to rear. Fitted kitchen with a range of white high gloss wall mounted and base units. Contrast marble effect worktop. Integrated gas hob and integrated electric oven. Additional worktop space. Tile effect flooring. Stainless steel sink unit with mixer tap.

#### **Wet Room**

uPVC double glazed window to side. Close coupled w.c and wall mounted hand wash basin. Electric shower. Extractor fan. Fully tiled walls. Plastered ceiling. Wetroom flooring.

#### **Bedroom 1**

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

#### **Lean to**

Single glazed. Access to rear garden.

### **FIRST FLOOR**

#### **Landing**

#### **Bedroom 2**

uPVC double glazed window to rear. Plastered walls and ceiling. Access to eaves storage. Combi central heating boiler. Radiator

### Bedroom 3

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

### EXTERIOR

#### Front Garden

Off-road parking. Decorative stone laid. Access to rear garden.

#### Rear Garden

Enclosed rear garden with a range of patio, decorative stones and mature shrubs and plants. Pond. Access to detached garage. Access to summer house.

#### Garage

Detached garage. Pedestrian door and window to front.

### 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](mailto: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

D

### Current heating type

Combi

### Tenure

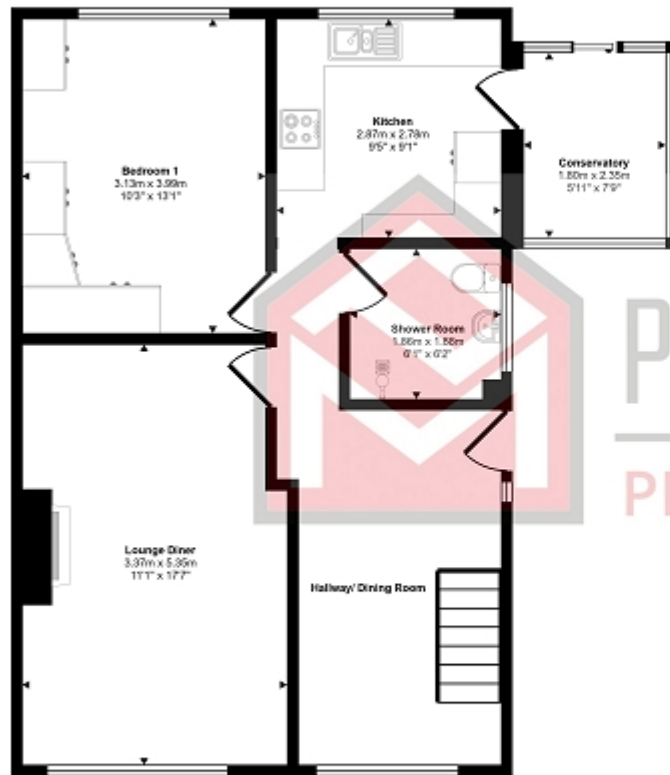
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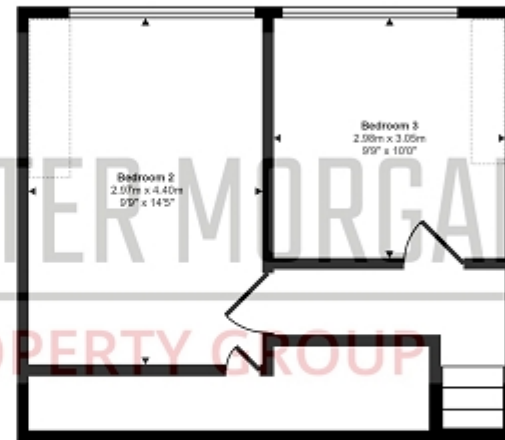


Approx Gross Internal Area  
166 sqm / 1785 sq ft

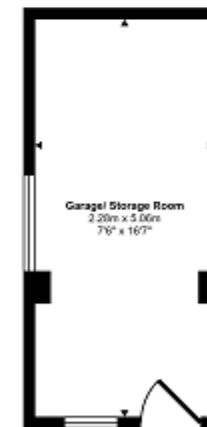


Ground Floor  
Approx 63 sq m / 675 sq ft

 Denotes head height below 1.5m




First Floor  
Approx 32 sq m / 344 sq ft



Storage Room  
Approx 12 sq m / 124 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.

# 13 Heol Clwyddau, Beddau, Pontypridd, Rhondda Cynon Taff. CF38 2LW

| Energy Efficiency Rating                           |                            |   |
|--|----------------------------|---|
|  | Current                    | Potential   |
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            |   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>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.

## Talbot Green Branch

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