

ESTAS
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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN
PROPERTY GROUP



PETER MORGAN

2 Nant Dyfed, Beddau, Pontypridd, Rhondda Cynon Taf, CF38 2ND

£150,000

Main Features

- Attention first time buyers
- 2 bedroom mid terrace home
- Kitchen / dining room
- Lounge
- First floor bathroom
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC: C
- Need a mortgage? We can help.

General Information

ATTENTION FIRST TIME BUYERS. TWO BEDROOM MID TERRACE HOUSE WITH OFF ROAD PARKING, KITCHEN / DINING ROOM AND NO ONGOING CHAIN.

This home has accommodation comprising ground floor lounge and kitchen/ dining room. First floor landing, family bathroom and 2 bedrooms.

The property comprises uPVC double glazing and combi gas central heating.

GROUND FLOOR

Lounge

uPVC double glazed front door. uPVC double glazed window to front. Plastered walls. Fitted carpet. Radiator. Door to..

Kitchen / Dining Room

uPVC double glazed patio doors to rear. uPVC double glazed window. Glowworm Combi boiler. A range of wall mounted and base units with contrasting worktops. Stainless steel sink with drainer. Radiator. Plastered walls. Extractor fan. Gas cooker. Wood effect flooring.

FIRST FLOOR

Landing

Fitted carpet. Access to attic.

Family Bathroom

uPVC double glazed window to rear. 3 piece suite comprising shower bath, WC and wash hand basin. Tiled splashback. Plastered walls. Extractor fan. Wood effect flooring.

Bedroom 1

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

Bedroom 2

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

EXTERIOR

Front Garden

Off-road parking. Laid to lawn.

Rear Garden

Enclosed rear garden. Laid to paved patio leading to lawned area.

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 sales@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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

C

Current heating type

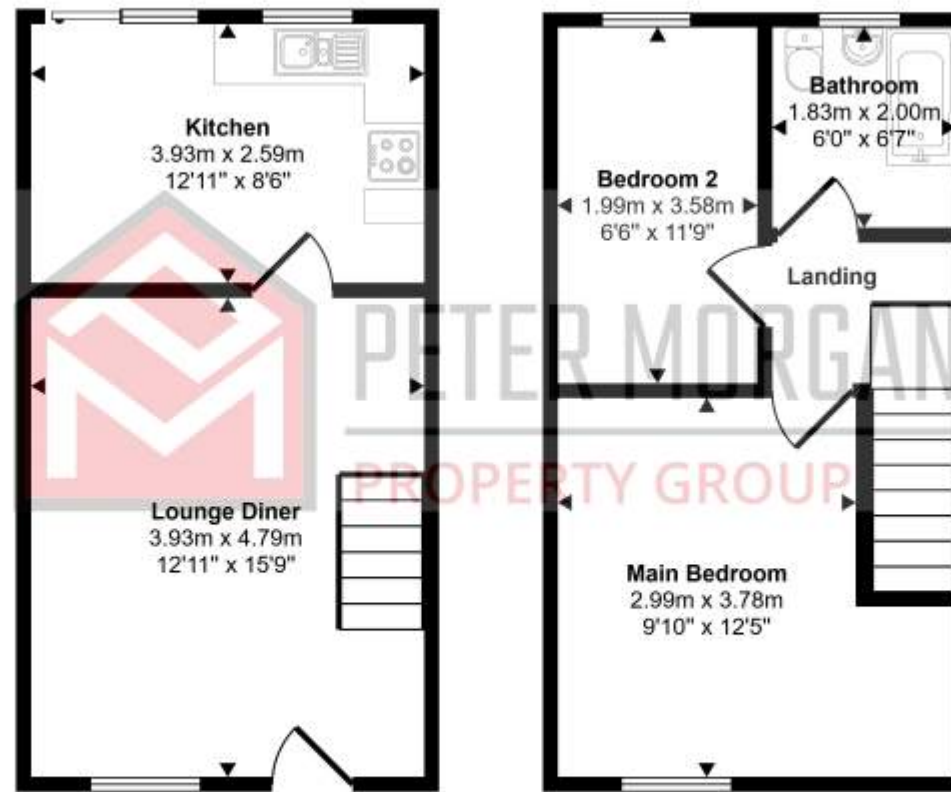
Combi

Tenure

Freehold



Approx Gross Internal Area
59 sq m / 640 sq ft




Ground Floor
Approx 30 sq m / 318 sq ft

First Floor
Approx 30 sq m / 322 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
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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