

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



15 Dol Y Llan, Miskin, RCT. CF72 8RY

£207,000



PETER MORGAN

Main Features

- Two Bedrooms
- Lounge/Diner
- Kitchen/Diner
- Downstairs Cloakroom
- Bathroom & WC
- Driveway to Front with Space for Two Cars
- Enclosed Rear Garden
- Vacant Possession
- Council Tax Band C
- EPC Rating D

General Information

Peter Morgan Property Group are delighted to market For Sale this Modern Link Style House. Situated on this much Sought after Development within a Few Minutes of J34/M4, Pontyclun & Talbot Green Shops & Schools & Pontyclun Local Rail Station.

GROUND FLOOR

Entrance Hall

Laminate type floor covering, radiator, stairs to first floor, half double glazed entrance door.

Cloakroom

WC & wash hand basin, window to front, radiator.

Lounge / Diner

13 5 x 12 4 (4.09m x 3.76m)

Laminate type floor covering, patio doors to rear garden plus additional window , cupboard under stairs.

Kitchen

8 8 x 6 3 (2.64m x 1.90m)

Range of kitchen base and wall units, integrated cooker/oven, gas central heating boiler, walls partly tiled

FIRST FLOOR

Landing

Access to loft, airing cupboard, radiator, doors to bedroom and bathroom accommodation.

Bedroom One

10 3 x 10 0 (3.12m x 3.05m)

Built in wardrobe, radiator, fitted carpets, window to front.

Bedroom Two

11 0 x 6 8 (3.35m x 2.03m)

Fitted carpet, radiator, window to rear.

Bathroom

White suite comprising panelled bath with electric shower over, pedestal wash hand basin, WC, radiator, window to rear.

EXTERNALLY

Driveway to front with off road parking for two cars.
Enclosed rear garden with patio/sitting area and lawn

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (not Tested)

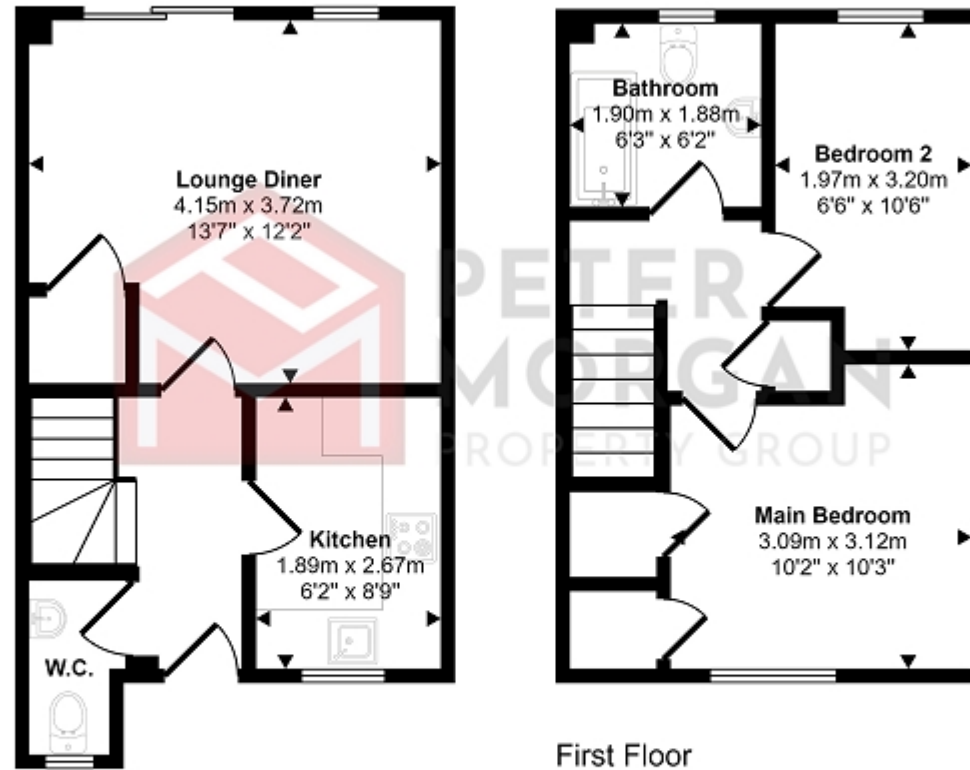
Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold




Approx Gross Internal Area
54 sq m / 586 sq ft



Ground Floor
Approx 28 sq m / 298 sq ft

First Floor
Approx 27 sq m / 287 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	68	
(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.

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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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