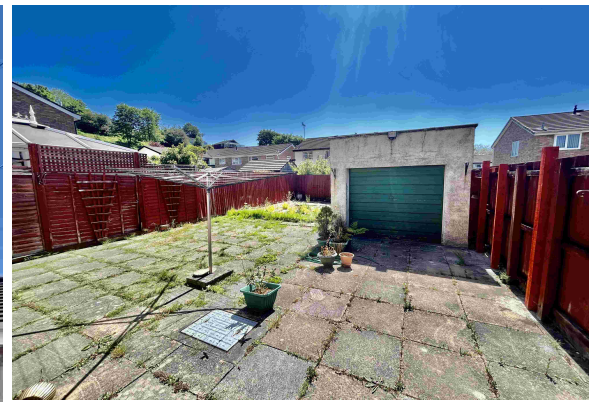


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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21 Clos Lancaster, Llantrisant, Nr Pontyclun, RCT. CF72 8QP



PETER MORGAN

£260,000

Main Features

- NO CHAIN
- THREE BEDROOM
- SEMI - DETACHED
- GARAGE
- UPVC DOUBLE GLAZED
- W.C
- OFF ROAD PARKING
- EPC - C
- FREEHOLD
- COUNCIL TAX - D

General Information

Nicholas Michael are pleased to bring to the market this 3 bedroomed semi-detached house situated in this popular area of Penygawsi, Llantrisant. easy level walking to the shopping centers at Talbot Green. Few minutes drive to Junction 34 of the M4 and a few streets away from Penygawsi Junior School.

Accommodation

Porch

3 5 x 3 5 (1.04m x 1.04m)

UPVC double glazed window, fitted carpet

W.C.

2 4 x 5 8 (0.71m x 1.73m)

UPVC double glazed window, fitted with toilet and wash, hand basin, fitted carpet, smooth, finish to walls and ceiling.

Living Room

11 0 x 14 0 (3.35m x 4.26m)

UPVC double glazed window, fitted carpet, feature wall, radiator, numerous electric points.

Dining Room

8 4 x 9 4 (2.54m x 2.84m)

UPVC double glazed window, fitted carpet, radiator, numerous electric points.

Kitchen

7 6 x 9 7 (2.28m x 2.92m)

UPVC double glazed window, fitted kitchen with a range of wall and floor cupboards, with contrasting marble effect worktops, Plumbing for washing machine, numerous electric points, access to storage, UPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Window, Door to Storage cupboard.

Bathroom

5 5 x 6 1 (1.65m x 1.85m)

UPVC double glazed window, fitted bathroom suite with toilet, wash, hand basin and bath, fitted carpet, floor to ceiling tiled.

Bedroom One

11 9 x 11 1 (3.58m x 3.38m)

UPVC double glazed window, general size, bedroom, large double door built in wardrobe, fitted carpet, numerous electric points, access to storage.

Bedroom Two

11 0 x 8 6 (3.35m x 2.59m)

UPVC double glazed window, built in storage, fitted carpet, numerous electric points, radiator, access to storage.

Bedroom Three

8 3 x 7 3 (2.51m x 2.21m)

UPVC double glazed window, fitted carpet, numerous electric points, radiator, access to storage cupboard.

EXTERNALLY

Front Garden

Generous amount of off-road parking.

Rear Garden

Enclosed rear garden Low maintenance, patio with decorative stones, access to Garage

Tenure

FREEHOLD.

EPC Rating

D.

Viewings

Utilities

Mains electricity, mains water, mains gas, mains drainage (Not tested)

Current council tax banding

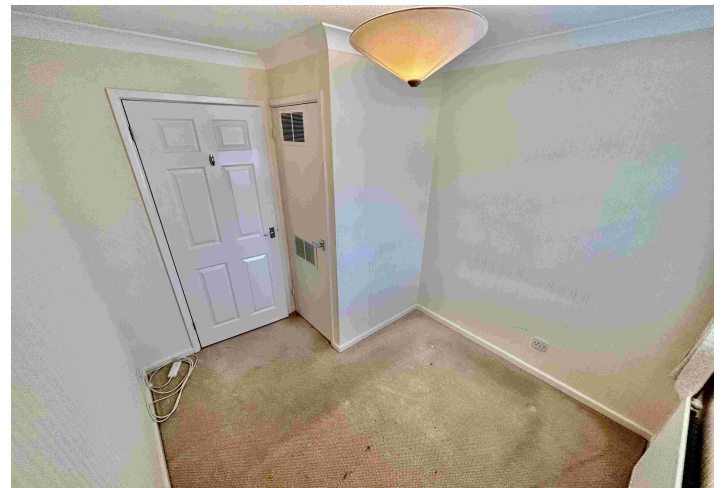
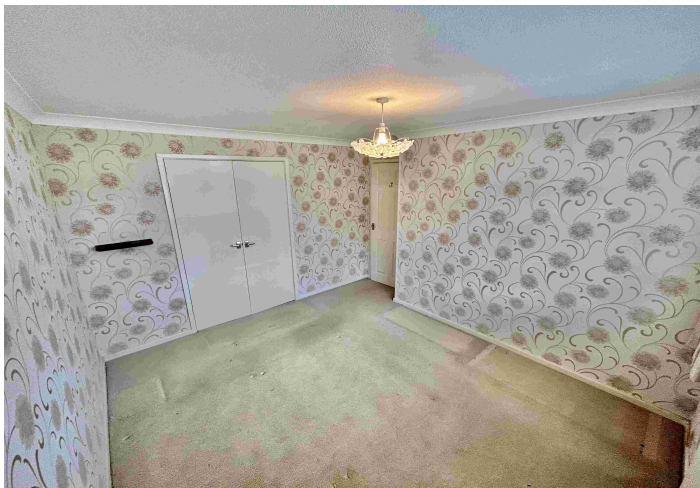
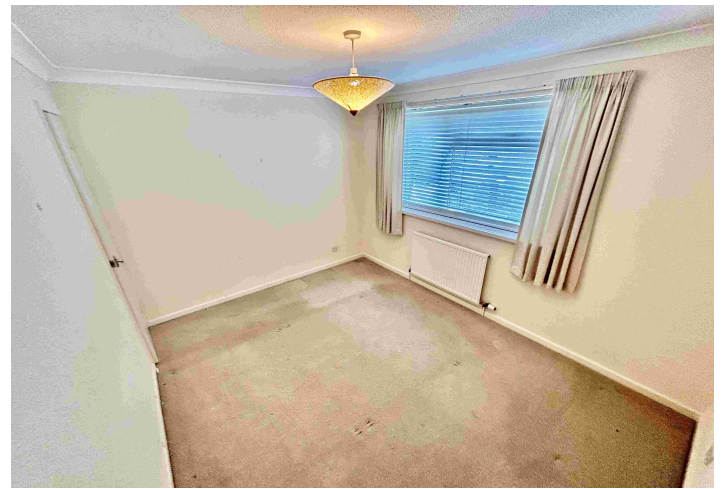
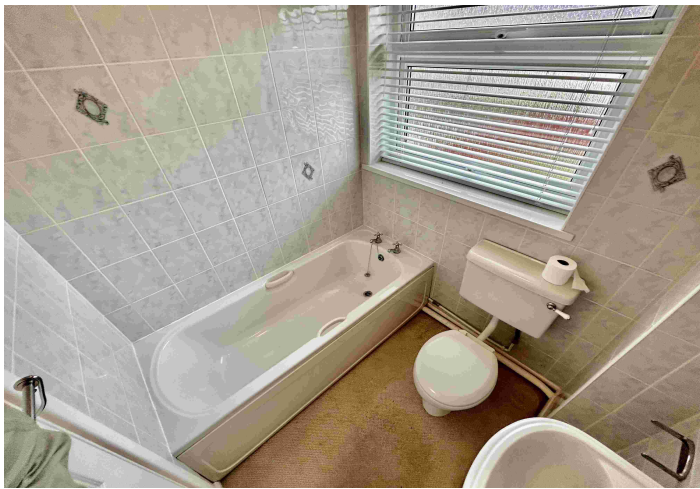
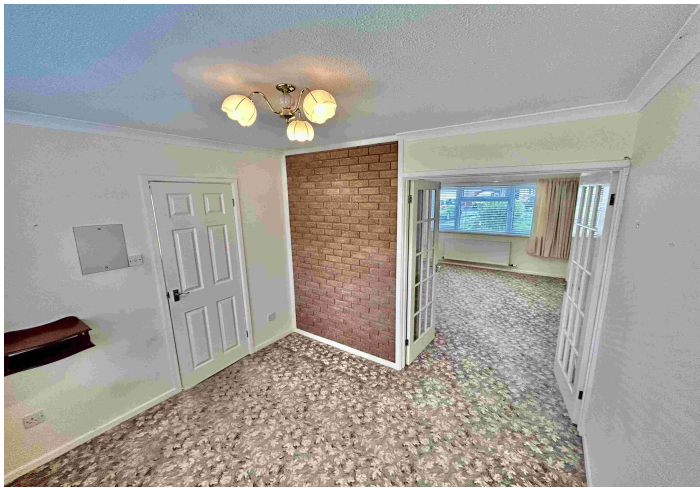
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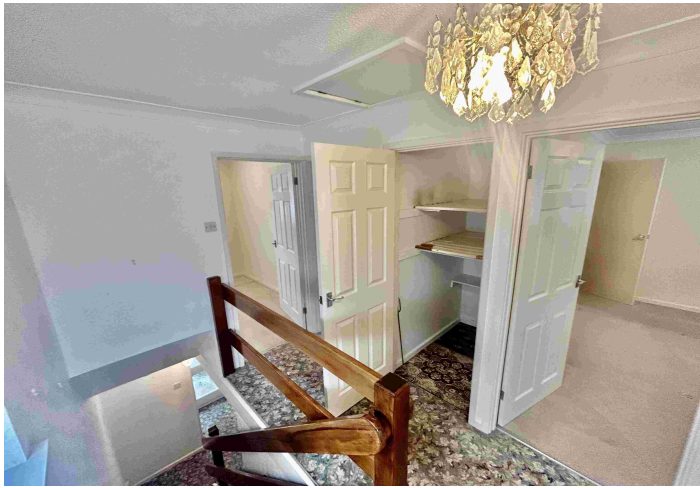
Current heating type

Gas

Tenure (To be confirmed)

Freehold

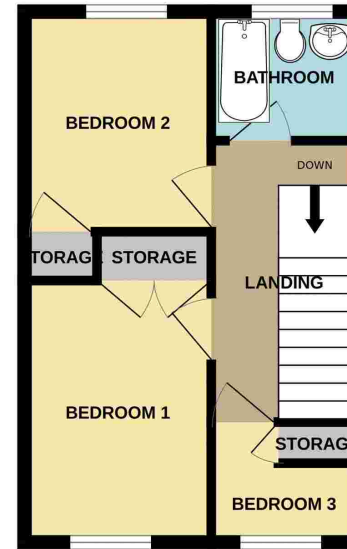




GROUND FLOOR



1ST FLOOR



nicholas ♦ michael
estate agents

21 CLOS LANCASTER

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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21 Clos Lancaster, Llantrisant, Nr Pontyclun, RCT. CF72 8QP

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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.

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33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	21 Bridge Street, Carmarthen SA31 3JS

PETER MORGAN



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