

THE GUILD
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GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Pine Court, Llantwit Fardre, Rhondda Cynon Taff. CF38 2NX



£224,876

Main Features

- Extended semi detached
- Two bedrooms
- Lounge dining room
- Ground and first floor shower rooms
- Enclosed rear garden
- Driveway Parking
- EPC - C
- Council Tax Band: C
- FREEHOLD
- uPVC double glazing and combi gas central heating

General Information

Peter Morgan Property Group are pleased to bring to market this extended 2 bed semi-detached property situated in a desirable cul-de-sac on the Chandlers Reach development.

The property comprises ground floor kitchen, open plan lounge/ dining and shower room. First floor landing, shower room and 2 double bedrooms.

Externally this property offers driveway parking, side access to rear garden. Enclosed rear garden with decorative stones, decking with area of lawn. The property benefits from uPVC double glazing and combi gas central heating. Visit our new and improved website for more information.

GROUND FLOOR

Lounge/Dining Room

uPVC double glazed patio doors to rear. Wood effect flooring. Living flame gas fire with surround. Radiators. Space for family sized table and chairs. Access to downstairs shower room.

Kitchen

uPVC double glazed window to front. Fitted kitchen with a range of high gloss wall and floor units with black contrasting work tops. Integrated oven and hob. Stainless steel sink with central mixer tap. Radiator.

Shower Room

EXTENDED - Fitted shower room with double shower cubicle, W.C, wash hand basin. Velux window with additional uPVC double glazed window. Tiled flooring. Wall mounted heated towel rack.

FIRST FLOOR

Family Shower Room

uPVC double glazed window. Fitted with double shower cubicle. W.C. Wash hand basin with vanity base unit. Tiled flooring. Radiator.

Bedroom 1

uPVC double glazed window to rear. Wood effect flooring. Radiator. Access to storage.

Bedroom 2

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

EXTERNAL

Front

Driveway parking. Access to rear garden.

Rear

Enclosed rear garden. Decorative stones. Decking area. Area of lawn.

Viewings

Strictly By Appointment Only

Utilities

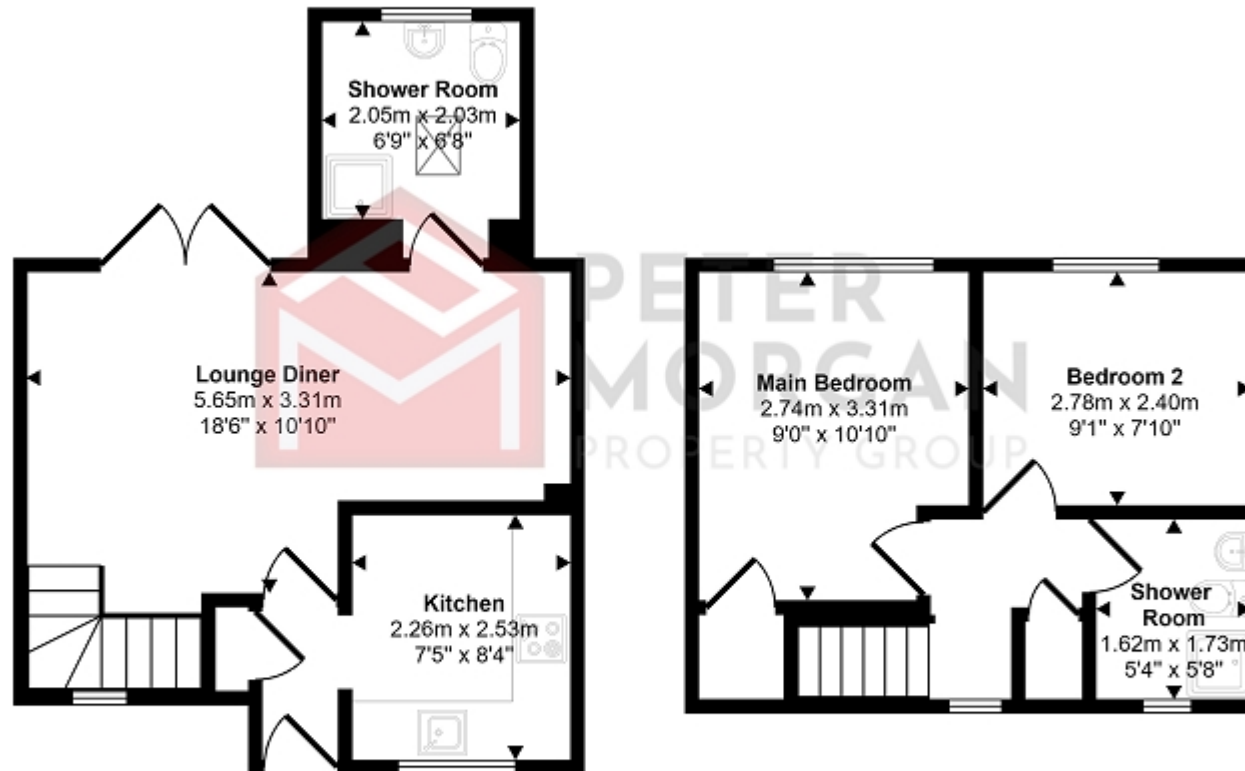
Mains electricity, mains water, mains gas, mains drainage

Current council tax banding	C
Current heating type	Combi
Tenure (To be confirmed)	Freehold






Approx Gross Internal Area
56 sq m / 607 sq ft



Ground Floor
Approx 32 sq m / 343 sq ft

First Floor
Approx 25 sq m / 264 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		86
(69-80) C	70	
(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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