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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



2 Forest View, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8RD



£155,000

Main Features

- No Chain
- Two Bedroom
- Mid Terraced Property
- Enclosed Rear Garden
- Gas Combi Boiler
- Close to Talbot green retail park
- Council tax - C
- EPC - C
- Freehold
- Need A Mortgage? We Can Help!

General Information

Peter Morgan Property Group are pleased to offer For Sale this two bedroom mid-link house in a Sought After Location only a Short Walk from Talbot Green Retail Park, Doctors Surgery, Bus Station & Infant School. 5/7 Minutes Car Drive to J34/M4 & Pontyclun Local Rail Station. Freehold.

Internally this property offer entrance hall, lounge, kitchen, spiral staircase leading to two bedrooms and family bathroom.

Externally this property offer patio leading to entrance porch with decorative stones. Enclosed rear garden.

Accommodation

Front

Patio leading to front door. Decorative stones.

Entrance Porch

uPVC double glazed window and door. Access to storage.

Lounge

UPVC double glaze window to front. Wood effect flooring. Radiator. Spiral staircase to 1st floor.

Kitchen

UPVC double glaze window and patio door to rear. Fitted kitchen with a range of wall and floor cupboards with would affect contrast in worktops. Stainless steel sink with drainer wall mounted stainless steel extractor fan. Combi boiler. Tiled flooring. Radiator

FIRST FLOOR

Landing

Bedroom One

uPVC double glaze window to front. Fitted carpet. Radiator.

Bedroom Two

uPVC double glaze windows, fitted carpet. Access the attic. access to 2 storage cupboards

Bathroom

Fitted bathroom suite with WC. Wash hand basin and main shower over bath. Wall mounted glass shower screen. Tile effect flooring. Extractor fan. Radiator.

Rear Garden

Enclosed rear garden with decorative stones and patio.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage
(services not tested)

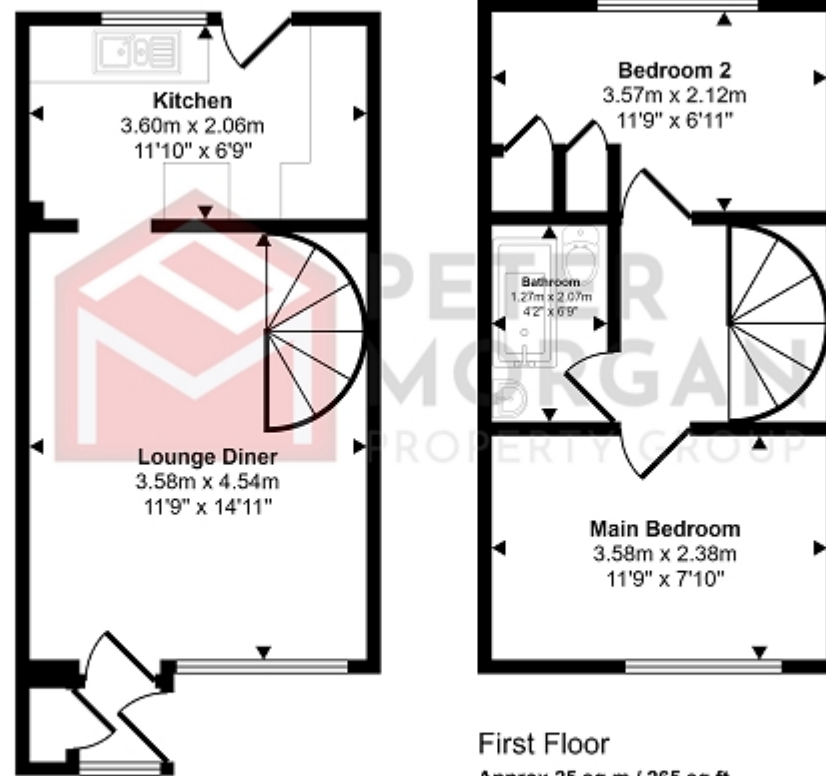
Current council tax banding C

Current heating type Combi

Tenure (To be confirmed) Not Specified



Approx Gross Internal Area
50 sq m / 542 sq ft




Ground Floor
Approx 26 sq m / 277 sq ft

First Floor
Approx 25 sq m / 265 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
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	88
(69-80)	C	69
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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