

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



25 Rhyd Y Nant, Pontyclun, Rhondda Cynon Taff. CF72 9HE



£350,000

Main Features

- No Chain
- Three Bedroom
- Semi-Detached
- Off Road parking
- Garage
- Enclosed rear garden
- Freehold
- EPC - To be confirmed
- Council tax - D

General Information

Peter Morgan Property Group are pleased to offer for sale this extended three bedroom three reception roomed semi detached house in the village of Pontyclun and within easy walking of the village amenities. M4 Junction 34 is a few minutes away as is the busy shopping center of Talbot Green. Y PANT CATCHMENT.

Internally this property offers Entrance porch, lounge, kitchen diner, downstairs W.C, internal access to garage.

Externally this property offers off road parking and landscaped enclosed rear garden.

GROUND FLOOR

Entrance Porch

uPVC double glazed window and patio door. Tiled flooring.

Entrance Hall

Wood effect flooring. Access to lounge and kitchen. Stairs to first floor.

Lounge

uPVC double glazed window to front. Fitted carpet. Living flame gas fire with stone surround.

Kitchen / Dining Area

uPVC double glazed window to rear. Fitted kitchen with a range of wall and floor cupboards space with contrasting marble effect work tops. Integrated electric oven. Spotlights. Stainless steel sink with drainer. Wood effect flooring. Space for family sized table and chairs. Additional space with second living flame gas fire with surround. Patio doors to rear.

W.C.

Ground floor W.C . Double glazed window.

FIRST FLOOR

Family Shower Room

uPVC double glazed window to rear. Fitted walk in shower room with double shower cubicle. W.C. Wash hand basin with vanity base unit. Wall mounted glass shower screen. Wall mounted heated towel rack.

Bedroom 1

uPVC double glazed window to front. Fitted carpet. Access to storage via 2 fitted wardrobes.

Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Access to storage.

Bedroom 3

uPVC double glazed window to front. Fitted carpet.

Garage

Electric rolling garage door. Lighting.

Front

Off road parking. Access to garage. Access to entrance porch.

Rear

Enclosed rear garden. Patio leading to area of lawn. Garden shed.

Viewings

Strictly By Appointment Only

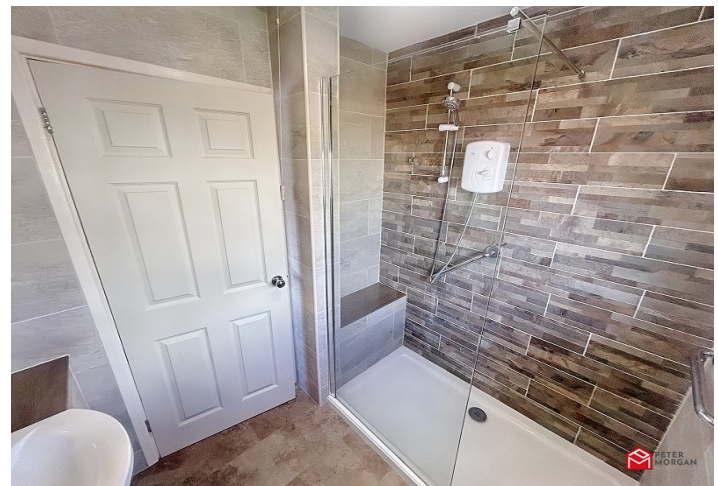
Utilities

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

Current council tax banding D

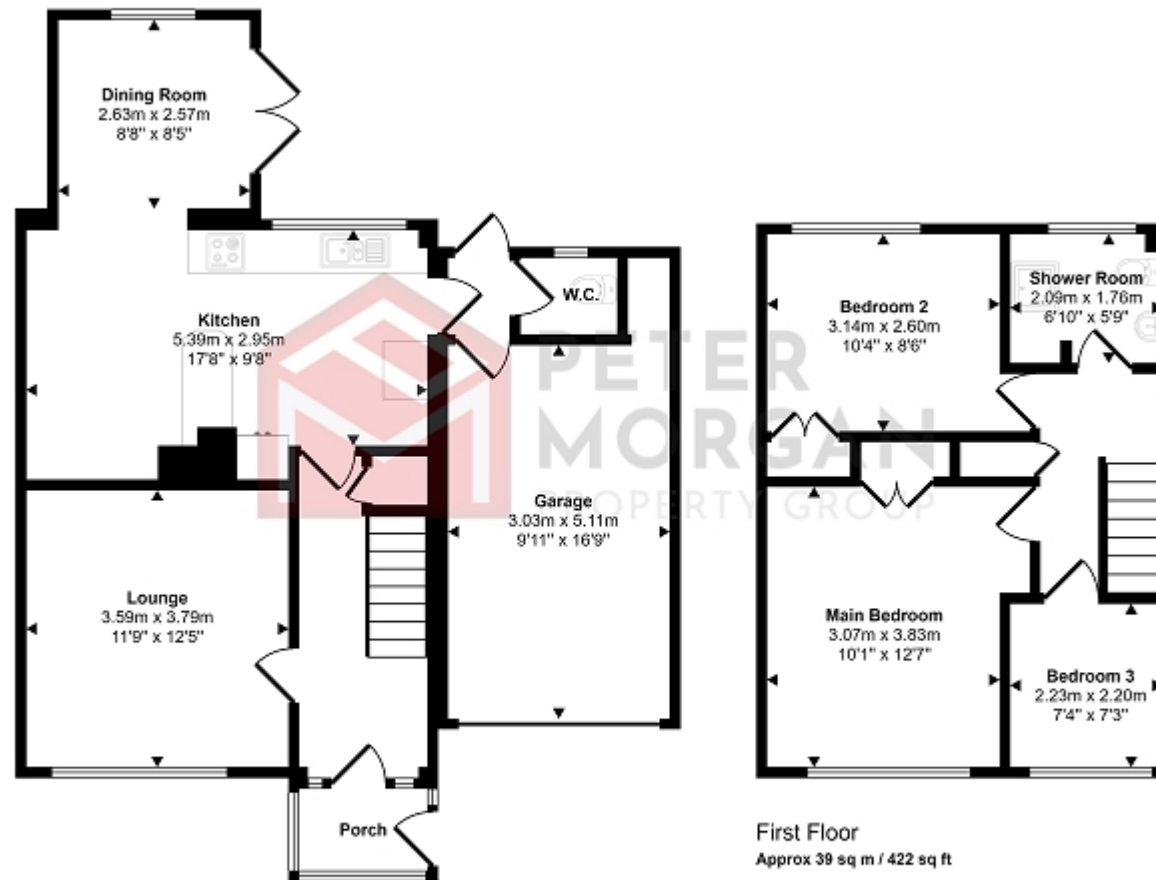
Current heating type Electric

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
110 sq m / 1186 sq ft



Ground Floor
Approx 71 sq m / 764 sq ft

First Floor
Approx 39 sq m / 422 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	
(69-80)	C	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Bridgend County Branch
16 Dunraven Place, Bridgend. CF31 1JD
bridgendcounty@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

