

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



9 Meadow Close, Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9QW



£255,000

Main Features

- Three bedroom
- Shower room and bathroom
- Dorma Bungalow
- EPC - to be confirmed
- Far reaching views
- Council Tax - C
- Garage
- Freehold

General Information

Peter Morgan Property Group are pleased to bring to market this Three bedroom dorma bungalow situated on the popular modern development at Llanharan and offering open views to front. Easy access to Junctions 34 & 35 of the M4 and the retail shopping parks of Talbot Green. Y PANT School catchment.

Internally this property offers lounge/diner, downstairs shower room, downstairs bedroom and kitchen. First floor offers family bathroom and Two bedrooms.

Externally this property offers rear garden with area of lawn and access to garage. Enclosed front garden with far reaching views.

GROUND FLOOR

Lounge / Diner

UPVC double glaze window with a far Reaching view to the front. Fitted carpet. Radiators. Space for family size dining table and chairs. Space for electric fire, Stairs to two bedrooms and family bathroom

Kitchen

UPVC double glaze window to rear, fitted kitchen with a range of wall and floor cupboard space with contrasting worktop, space for electric oven and cooker, plumbing for washing machine, space for freestanding fridge freezer, tile effect flooring, extractor fan, radiator, stainless steel sink with drainer, Worcester boiler

Shower Room

UPVC double glazed window. Fitted walk in shower with W.C and wash hand basin.

Bedroom 1

UPVC double glaze window to rear, fitted carpet, built-in storage, radiator

FIRST FLOOR

Family Bathroom

UPVC double glaze window. Fitted bathroom suite with WC, wash hand basin and bath.

Bedroom 2

UPVC double glaze window to front. Fitted carpet. Radiator. Access to loft space.

Bedroom 3

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

EXTERNALLY

Front

Enclosed front garden offering far reaching views. Patio with area of lawn.

Rear Garden

Rear garden with path and area of lawn. Access to garage. Side access to front garden.

Garage

UP and over garage door. Electric and lighting. Side and rear windows.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

C

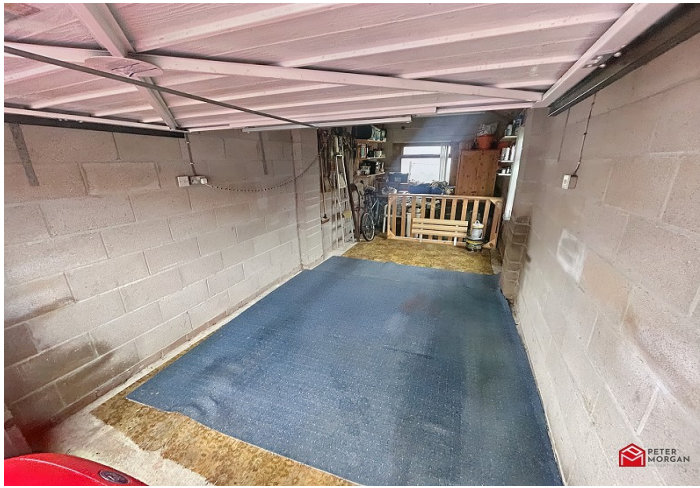
Current heating type

Gas

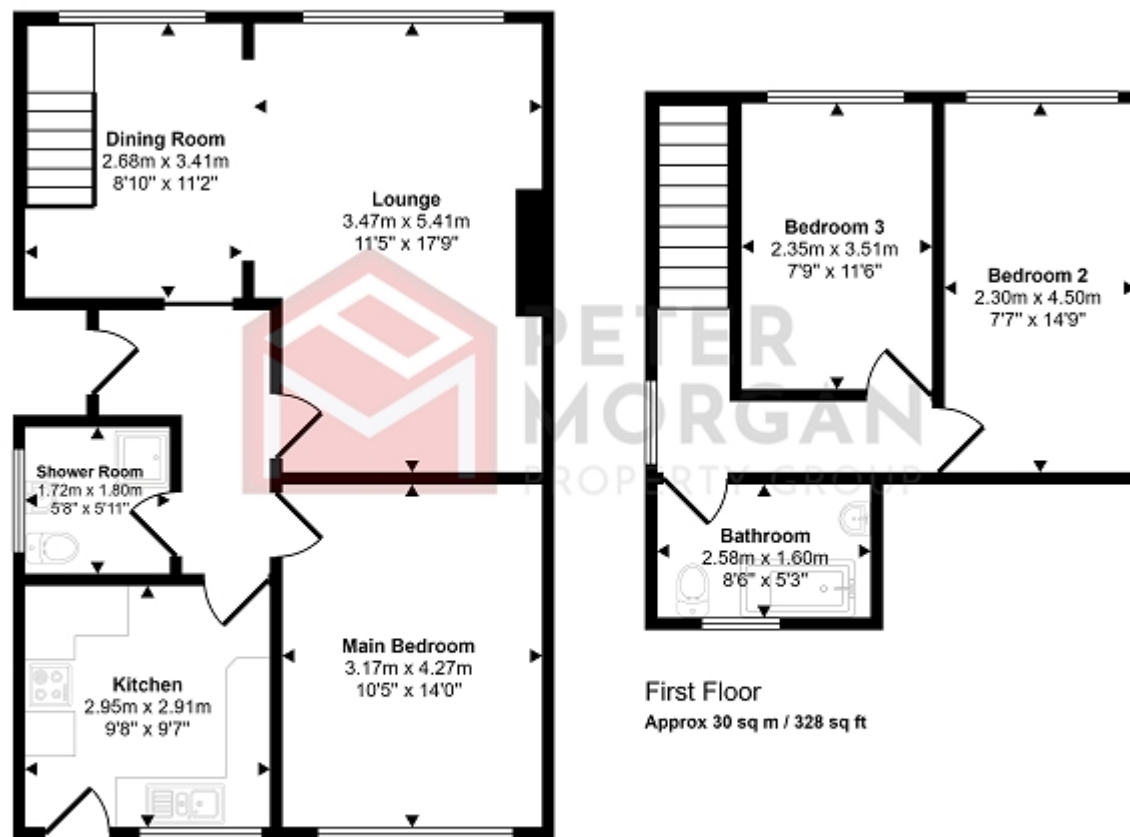
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
91 sq m / 978 sq ft




Ground Floor

Approx 60 sq m / 650 sq ft

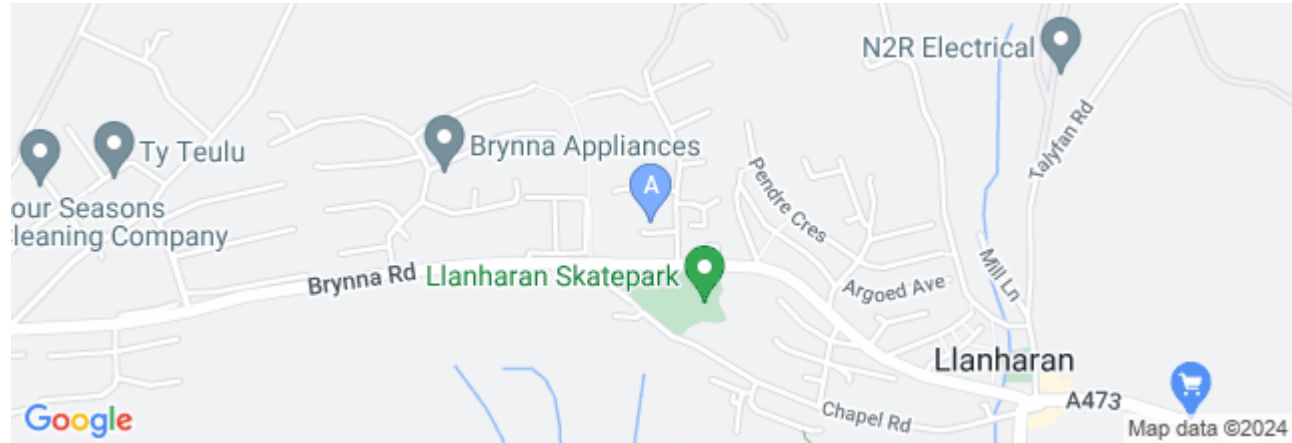
First Floor

Approx 30 sq m / 328 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		83
(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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