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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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The Telegraph



24 Pant Y Dderwen, Pontyclun, Rhondda Cynon Taff. CF72 8LY



£420,000

Main Features

- Four Bedrooms
- Detached Property
- Enclosed Rear Garden
- Off Road Parking
- Downstairs W.C
- Conservatory
- Freehold
- EPC - C
- Council Tax - E
- Need A Mortgage? We Can Help!

General Information

Peter Morgan Property Group are pleased to bring to market this attractive four bedroom detached family home, tucked away on a popular development which falls within the Y Pant school catchment area and within walking distance of local shops and amenities. Pontyclun "Park and Ride" railway station, Talbot Green and J34 of the M4 motorway are both a short distance from the property.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Area

uPVC double glazed front door. Wood effect flooring.

Study

uPVC double glazed window to front. Wood effect flooring. Radiators.

Lounge

uPVC double glazed window to front. Wood effect flooring. Radiator.

Dining Room

uPVC double glazed sliding doors to conservatory. Wood effect flooring. Radiator. Access to conservatory and kitchen

Conservatory

uPVC double glazed. Tiled flooring. Access to rear garden.

Kitchen

uPVC double glazed window to rear. Fitted kitchen with a range of wall and floor cupboards with contrasting worktops. Integrated hob and oven. Extractor fan. Stainless steel sink with drainer. Access to pantry. Plumbing for washing machine.

Utility

Boiler. Sink with drainer. Tiled flooring. Plumbing for washing machine.

W.C.

W.C and wash hand basin.

FIRST FLOOR

Family Bathroom

uPVC double glazed window. Fitted family bathroom with W.C, wash hand basin and shower over bath. Access to storage.

Bedroom 1

uPVC double glazed window front. Fitted carpet. access to en-suite. access to storage.

En Suite

Fitted en-suite with W.C, wash hand basin with vanity base unit and shower. Tile effect flooring. radiator.

Bedroom 2

uPVC double glazed window rear. Fitted carpet. Radiator

Bedroom 3

uPVC double glazed window rear. Fitted carpet. Radiator.

Bedroom 4

uPVC double glazed window rear. Fitted carpet. Radiator

EXTERNAL

Front

Off road parking. Side access to rear garden.

Rear Garden

Enclosed rear garden, patio with area of lawn.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding E

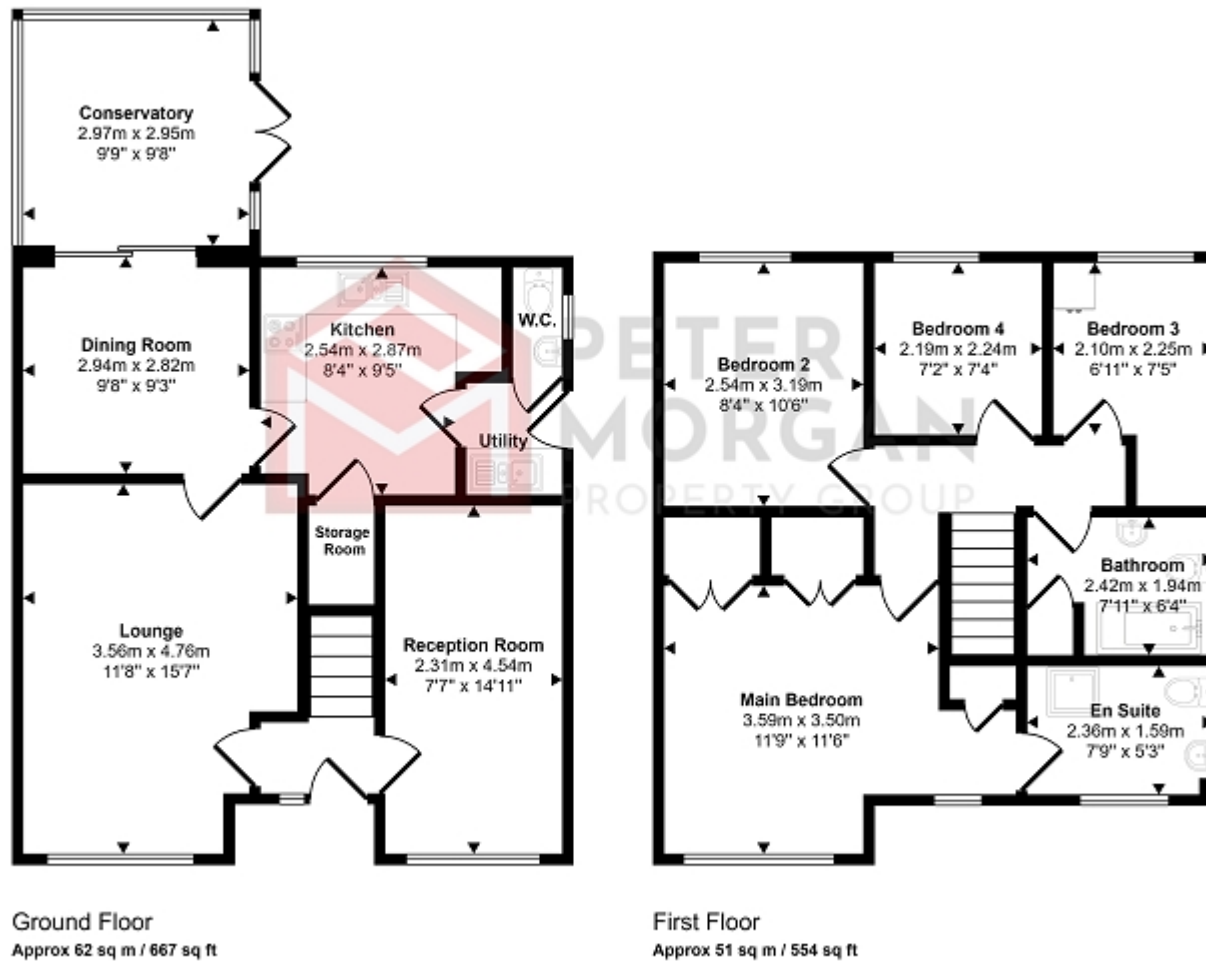
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
113 sq m / 1221 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		85
(69-80) C	71	
(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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