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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30 Maes Cantref, Llanilid, Llanharan, Pontyclun, RCT. CF72 4AD



£495,000

Main Features

- Executive Detached House - New 2021
- Five Bedrooms
- Full Bathrooms + En Suite with Bath & Separate Shower
- Family / Breakfast / Dining Room
- Lounge and Separate Dining Room
- Ground Floor W.C. & Utility Room
- Council Tax Band: F - - EPC Rating: B
- Upgraded and Landscaped Garden
- 1 1/2 Garage with Electric Door

General Information

Peter Morgan Property Group are delighted to bring to the market this executive style 5 bedroom detached house presented in showhouse condition with a rural aspect to the front and set on the new Llanilid Development at Llanharan. Easy access to the M4 motorway and the Train station at Llanharan, a few minutes drive to the shopping areas of Talbot Green and Pencoed.

GROUND FLOOR ACCOMMODATION

Entrance Hallway

Half glazed part glazed entrance door with UPVC double glazed side window with day & night roller blind, vinyl flooring, smooth finish to walls and ceiling, ? glazed panel doors leading to lounge, dining room, kitchen breakfast room. white panel doors to W.C. and under stairs cloak storage, radiator, carpeted stairs to 1st floor

W.C.

White low-level WC wall mounted washand basin, radiator, half ceramic tile walls, extractor fan, vinyl flooring radiator

Lounge

UPVC double glazed window to front with day & night roller blind, smooth finish to walls and ceiling, two radiators, fitted carpet.

Dining Room

UPVC double glazed window to front with day & night roller blind, smooth finish to walls and ceiling, radiator, fitted carpet

Kitchen / Dining / Living Room

Extensively fitted with a range of grey fronted wall and floor units with white dapple / sparkle granite work surfaces with matching splash backs, inset stainless steel sink unit , UPVC DG window to rear with Venetian blinds, built under double oven with ceramic hob, stainless steel and glass canopy hood, integral dishwasher and fridge freezer with deco panels, wine fridge, range of sunken spotlight lights, white panel door to utility, open to breakfast/sitting area having 2UPVC double glazed French doors leading out onto the rear garden and being fitted with cassette Venetian blinds, radiator, smooth finish walls and ceiling, extensive range of sunken spotlights, vinyl floor covering

Utility

Range of units to match kitchen with glass fronted wall display units, kitchen, plumbed for automatic washing machine, space for tumble dryer, radiator, smooth finish to walls and ceiling, half glazed door to side, floor covering

FIRST FLOOR ACCOMMODATION

Landing

Smooth finish to walls and ceiling, white panel doors given access to a bedroom and bathroom accommodation, fitted carpet, linen storage cupboard.

Bedroom 1

2UPVC double glazed windows to front with day & night roller blind, radiator, mirror fronted floor to ceiling double fitted wardrobes, fitted carpet, smooth finish walls and ceiling.

En Suite

White suite comprising low-level WC, pedestal wash hand basin, panel bath, corner shower cubicle with domestic hot water unit, tiled splash areas, vinyl floor covering, heated towel rail, UPVC double glazed window with roller blind.

Bedroom 2

UPVC double glazed window to front with day & night roller blind, fitted carpet, smooth finish to walls and ceiling, mirror fronted floor to ceiling double fitted wardrobes.

Bedroom 3

UPVC double glazed window to rear with day & night roller blind, smooth finish to walls and ceiling, fitted carpet, mirror fronted floor to ceiling double fitted wardrobes.

Bedroom 4

UPVC double glazed window to rear, day & night roller blind, fitted carpets, smooth finish to walls and ceiling, range of freestanding white fronted wardrobe along one wall.

Bedroom 5

UPVC double glazed window to rear with the roller blind, fitted carpet, smooth finish to walls and ceiling.

Bedroom

UPVC double glazed window to rear with roller blind, white suite comprising low level W.C., pedestal wash hand basin, panel bath, separate shower cubicle with electric shower, vinyl flooring, heated towel rail, tile splash areas, smooth walls & ceiling.

Front Garden

Hard landscaped gravel garden borders, off road parking for approximately 3 cars with drive leading to garage.

Rear Garden

Enclosed garden area with large block paved patio area across the side and rear of the property, water tap, canopy gazebo with retracting roof, mature flower and shrub borders, lawn area, side pedestrian access, outside power point, service door to garage,

Garage

Single and half garage with up and over electric garage door, power and light - shelved walls, side service door to garden.

Tenure

FREEHOLD

Viewings

Utilities

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

Current council tax banding F

Current heating type Gas

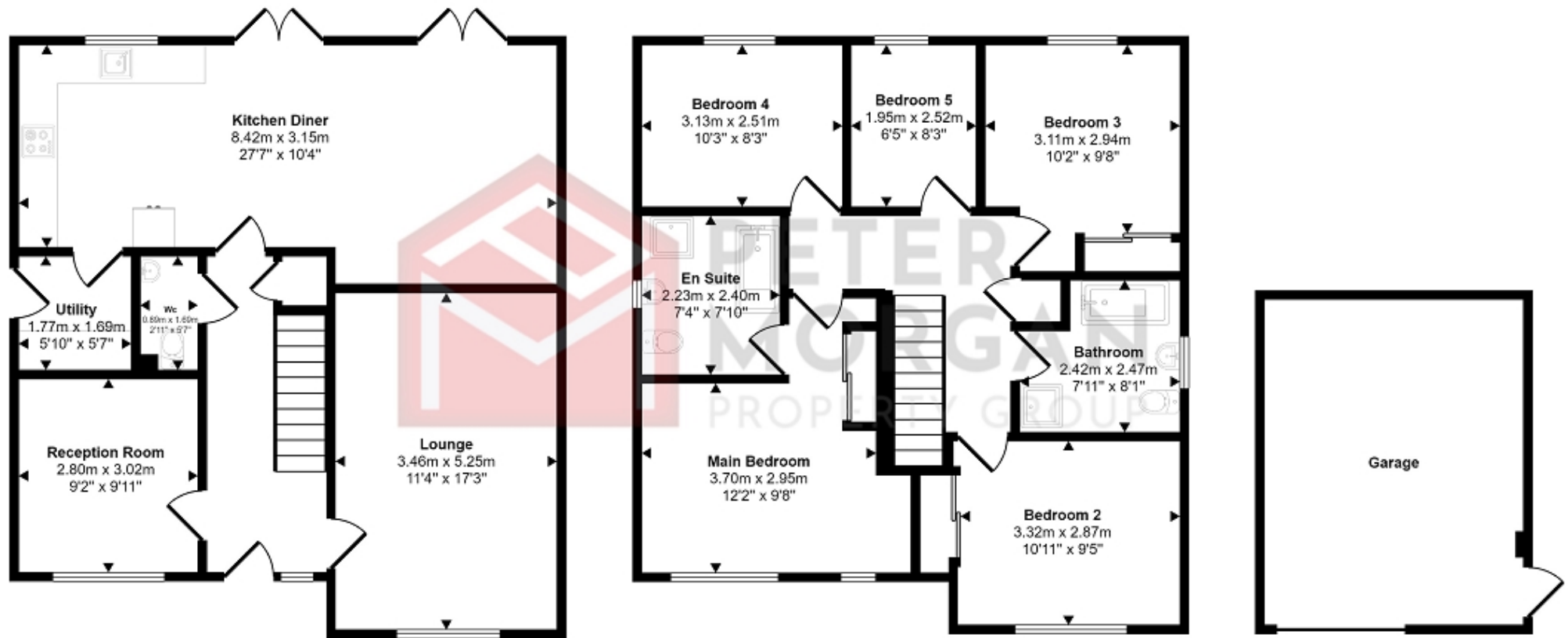
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
165 sq m / 1773 sq ft



Ground Floor
Approx 72 sq m / 774 sq ft

First Floor
Approx 72 sq m / 778 sq ft

Garage
Approx 21 sq m / 221 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+)		92
A		
(81-91)	85	
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.

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