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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN

**203 Ynysddu, Pontyclun, Rhondda Cynon Taff. CF72 9UD**

**£210,000**

## Main Features

- No Chain
- Y Pant Catchment
- Fitted Bathroom
- Fitted Kitchen
- Enclosed rear garden
- Off Road Parking
- Council Tax - C
- EPC - D

## General Information

NO CHAIN - Peter Morgan Property Group are please to offer For Sale this 2 bedroom semi detached house set on the popular development of Ynysddu - enviable location with open aspect to front. Easy access to all amenities, a few minutes walk to the village and railway station plus M4 Junction 34.

## GROUND FLOOR

### Front

Off-road parking. Decorative stones. Patio leading the front door

### Entrance Porch

Double glazed front door. Fitted carpet. Access the lounge..

### Lounge

Double glazed window to front. Newly fitted carpet. Radiator. Access the kitchen.

### Kitchen

Double glazed window and back door to rear. Newly fitted would effect flooring. Fitted kitchen with a range of wall and floor cupboards, space for washing machine, space for electric cooker, stainless steel sink with drainer. Boiler. Radiator. Access to storage cupboard.

## FIRST FLOOR

### Landing

Fitted carpet. Access to bedrooms and bathroom.

### Bedroom 1

Double glazed window to front. Would effect flooring. Radiator.

### Bedroom 2

Double glazed window to rear. Wood effect flooring. Radiator.

### Bathroom

Double glazed window. Fitted bathroom suite with WC, wash, handbasin, electric shower over bath. Wall mounted stainless steel heated towel rail. Access to storage. Extractor fan.

### Rear Garden

Enclosed rear garden. Patio leading to area of lawn. Access to front of property.

### Mortgage Advice

For personal mortgage advice contact our Whole of Market Financial Advisors on 0330 056 3555.

### Viewing Arrangements

Strictly By Appointment Only.

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding**

C

**Current heating type**

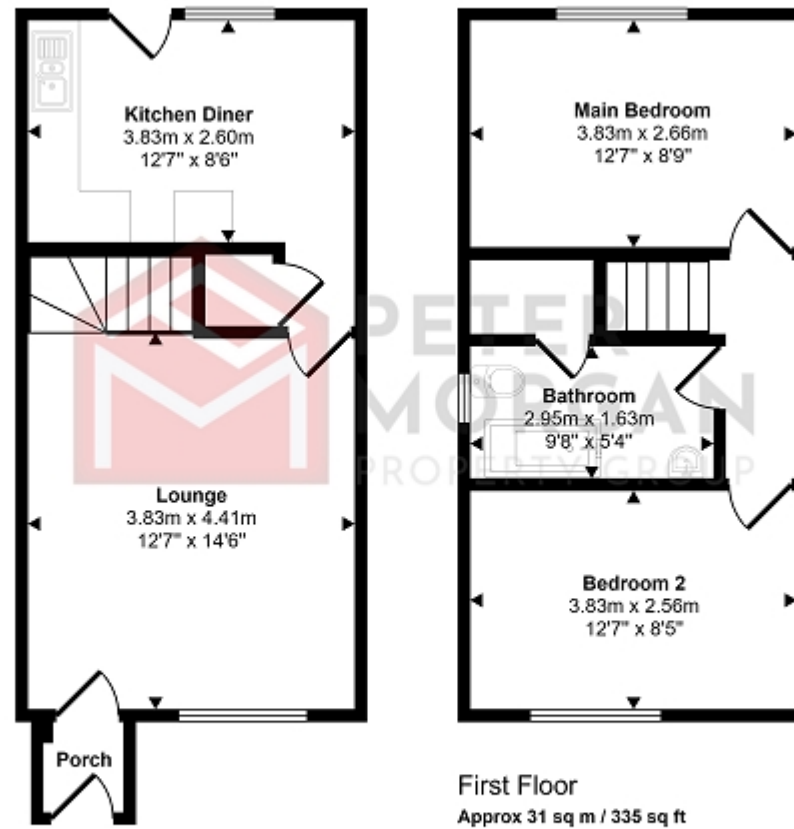
Gas

**Tenure (To be confirmed)**

Freehold



Approx Gross Internal Area  
63 sq m / 680 sq ft

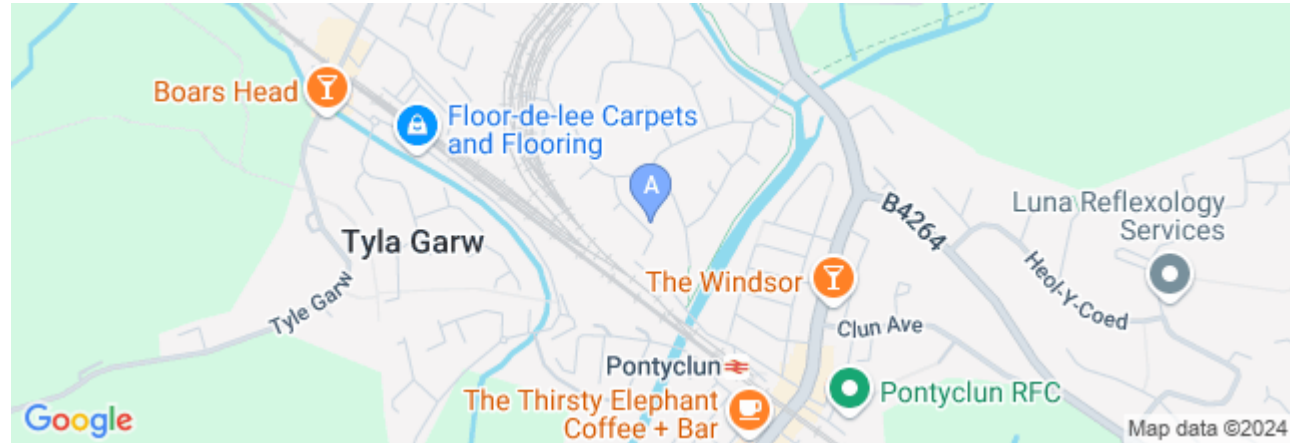


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 203 Ynysddu, Pontyclun, Rhondda Cynon Taff. CF72 9UD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

## Talbot Green Branch

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