

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



27 Tegfan, Pontyclun, Rhondda Cynon Taff. CF72 9BP

£430,000



Main Features

- Detached House
- 4 Double Bedroom
- Lounge
- Dining room and Sun Room
- Kitchen with separate Breakfast Room
- Gas C.H - Double Glazed
- Gardens - open aspect to rear
- Double Garage
- Freehold
- EPC Rating E - Council Tax Band: F

General Information

Peter Morgan Property Group are pleased to offer to the market this desirable 4 bedroomed detached family home set in an enviable location backing onto the local playing fields at Pontyclun - flexible accommodation with the potential (subject to necessary concepts) to be 5 /6-bedroom property. Easy walking to the village shops, cafes, train station, junior school, and Y Pant comprehensive. M4 junction 34 is a few minutes' drive away as are the retail parks of Talbot Green.

Accommodation

Entrance Porch

UPVC double glazed half glazed entrance door with matching side window, additional UPVC double glazed window to side, fitted carpet, multi pane door.

Lounge

UPVC double glazed window to front, two radiators, fitted carpet, coved ceiling, stone feature fireplace with living flame effect gas fire, wired for two wall lights, multi pane door and screen to inner hall.

Inner Hall

Inner Hall
Carpeted stairs to first floor, radiator, fitted carpet, doors giving access to lounge, dining room, kitchen - breakfast room, W.C., and garage.

W.C.

UPVC double glazed window to side, half ceramic tiled walling, smooth finish to walls and ceiling, fitted carpet, low level WC, wall mounted wash hand basin, freestanding gas 'Ideal' central heating boiler.

Kitchen

UPVC double glazed window to rear with open views over playing field, fitted with a range of oak fronted wall and floor unit with cream effect work surfaces, 1 ? bowl inset sink unit, space for slot in cooker, tiled splash areas, fitted carpet, space for under counter fridge, open archway to:

Breakfast Room

UPVC double Glazed French doors leading out onto rear garden with open views over playing field, UPVC double glazed window to side, radiator, door to utility room, fitted carpet.

Utility Room

UPVC double glazed window to side, range of wall and floor units, plumbed for automatic washing machine, space for tumble dryer, space for under counter fridge or freezer, carpet, tiled splash areas.

Dining Room

Wired for wall light, radiator, fitted carpet, open to:

Garden room

UPVC triple glazed patio doors leading out onto rear garden, UPVC triple glazed window to rear with open views over playing field, radiator, fitted carpet, wired for two wall lights.

First Floor Landing

White panel doors giving access to all bedroom and bathroom accommodation, double airing cupboard, loft access with up and over ladder.

Bedroom One

2 UPVC double glazed windows to front, two radiators, wired for two wall lights, two centre ceiling lights, extensive range of fitted wardrobes along two walls including matching dressing table.

Family Bathroom

UPVC double glazed window to side, fully ceramic tiled walls, radiator, fitted carpet, low level WC, panelled bath, pedestal wash hand basin, separate shower cubicle with electric shower unit.

Bedroom Two

Four UPVC double glazed windows to front side and rear the rear having open views over playing field, two radiators, fitted carpet, smooth finish to walls and ceiling.

Bedroom Three

UPVC double glazed window to rear with open views over playing field, double fitted wardrobe, fitted carpet.

Bedroom Four

UPVC double glazed window to rear with open views over playing field, radiator, fitted carpet, fitted double wardrobe.

Outside

Front

Enclosed garden area laid to lawn with flower and shrub borders, side access, resin driveway leading to double garage.

Rear

Enclosed garden with lawn area to side and across the rear of the property, patio area, flower and shrub borders, side pedestrian access to garage. Open aspect from the rear looking across playing fields (additional strip of land running along the rear boundary is available to rent from the rugby club (subject to conditions)

Double Garage

Up and over electric door, power and light, service door to garage, door to rear garden.

Tenure

Freehold

EPC Rating

To be confirmed

Council Tax Band

F

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage - Not teated

Current council tax banding F

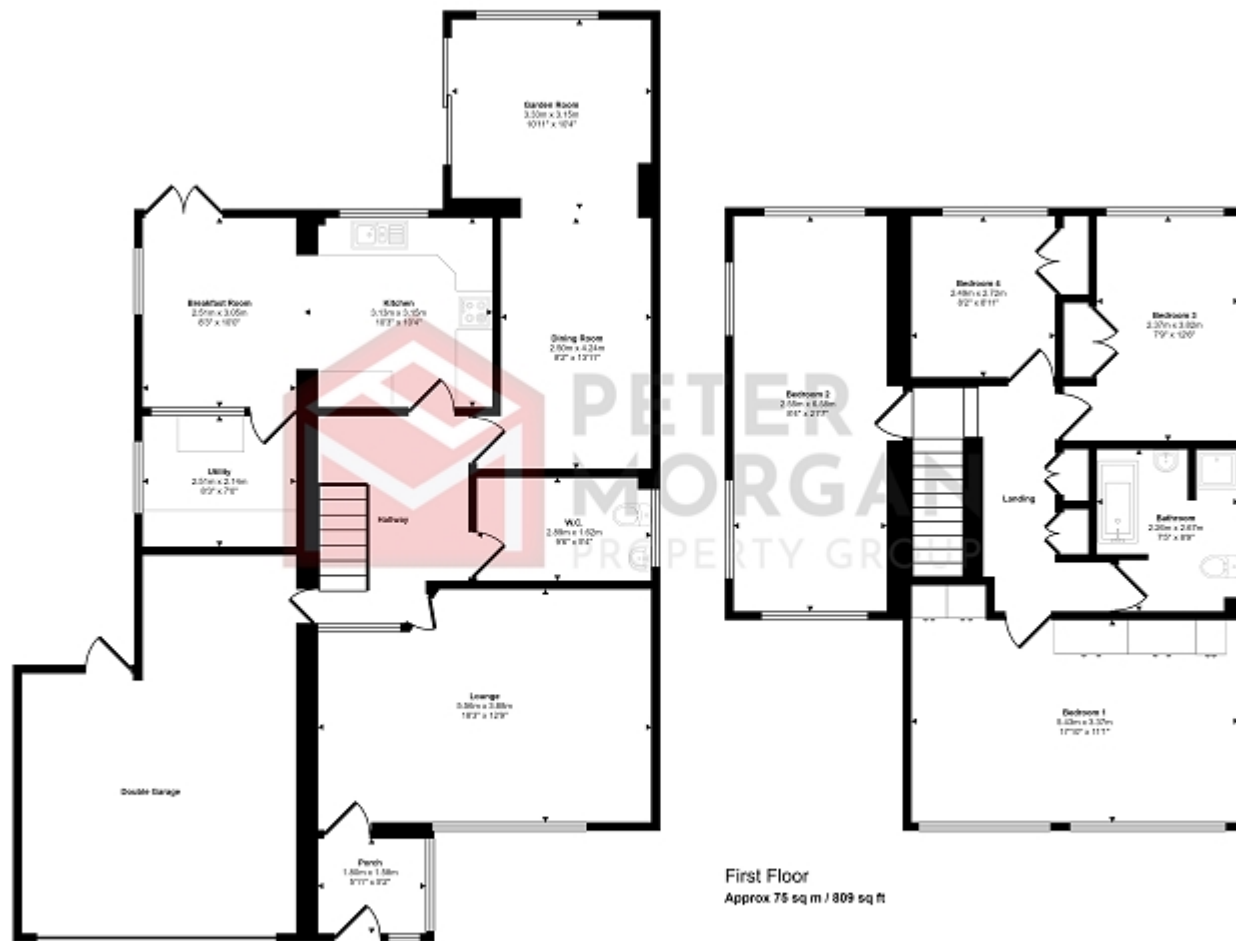
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
188 sq m / 2026 sq ft



Ground Floor
Approx 113 sq m / 1220 sq ft

First Floor
Approx 75 sq m / 809 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		80
(55-68) D		
(39-54) E	39	
(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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