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PROPERTY
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SALES
GOLD WINNER

Peter Morgan Sales
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The Telegraph



27 Forest View, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8RD



£129,999

Main Features

- One Bedroom
- Semi Detached
- Enclosed Rear Garden
- Parking
- Freehold
- Entrance Porch
- Council Tax B
- EPC Rating C

General Information

Peter Morgan Property Group are pleased to offer For Sale this one bedroom semi-detached house in a Sought After Location only a Short Walk from Talbot Green Retail Park, Doctors Surgery, Bus Station & Infant School. 5/7 Minutes Car Drive to J34/M4 & Pontyclun Local Rail Station. Freehold.

GROUND FLOOR

Entrance Porch

UPVC double glazed windows. Access to storage

Lounge

UPVC double glazed window to rear. Fitted carpet. Radiator. Electric sockets. Spiral staircase to first floor

Kitchen

UPVC double glazed windows to front. Range of wall and floor cupboard with contrasting worktops. Integrated oven and hob. Stainless steel sink with drainer. Plumbing for washing machine.

FIRST FLOOR

Bedroom 1

UPVC double glazed window. Fitted carpet. Radiator. Access to storage

Bathroom

UPVC double glazed window. Fitted suite with W.C, wash hand basin, shower over bath, tiled splash back, fitted carpet

Rear

Enclosed rear garden. Decorative stones.

Council Tax

B

Viewings

Strictly By Appointment Only

Utilities

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

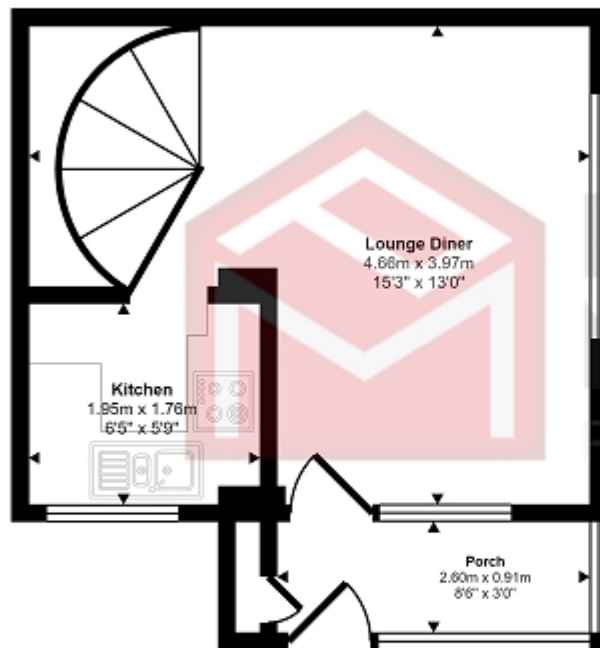
Current council tax banding B

Current heating type Gas

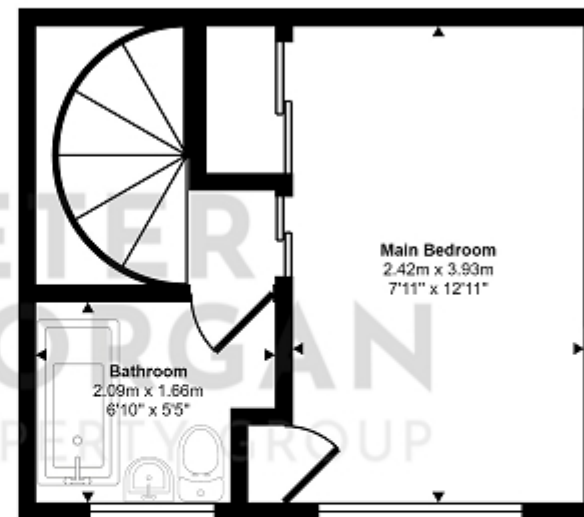
Tenure (To be confirmed) Freehold



Approx Gross Internal Area
40 sq m / 429 sq ft



Ground Floor
Approx 22 sq m / 236 sq ft



First Floor
Approx 18 sq m / 193 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		91
(69-80) C	72	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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