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GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



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



£415,000

Main Features

- Detached House
- Four Bedroom
- Gas Central Heating
- Two Receptions
- Fitted Kitchen with Separate Utility
- Family Bathroom
- En Suite
- Front & Rear Gardens
- Garage - Freehold
- Council Tax: E - EPC Rating: D

General Information

Peter Morgan Property Group are pleased to bring to market this recently decorated and carpeted attractive four bedroom detached family home, on this modern popular development at Pontyclun. 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. Vacant Possession

Entrance Porch

Entrance Hall

Part glazed composite style entrance door with UPVC double glazed side panel, radiator, fitted carpet, smooth finish to walls, carpeted stairs to 1st floor, white panel door to lounge

Lounge

UPVC double glazed window to front, two radiator's, fitted carpet, smooth finish to walls, Coved ceiling, feature fireplace, white panel door to dining room

Dining Room

Aluminium double glazed patio doors leading out onto rear garden, radiator, fitted carpet, smooth finish to walls, coved ceiling, white panel door to kitchen.

Kitchen

Extensively fitted with a range of wood fronted wall and floor units with light dapple effect works surfaces, inset 1 1/2 bowl stainless steel sink unit positioned beneath UPVC double glazed window to rear, built under electric oven and gas hob, tiled splash areas, ceramic tile flooring, cooker hood, smooth finish to walls, storage cupboard under stairs, white panel door to utility room.

Utility Room

Part glazed double glazed door to side, single drainer stainless steel sink with base unit, plumbed for automatic washing machine, wall mounted gas central heating boiler, central heating controls, tiled splash areas, radiator, ceramic tiled flooring to match kitchen, white panel door to WC

WC

UPVC double glazed window to side, radiator, white low level WC, wall mounted wash hand basin, radiator, smooth finish to walls, ceramic tiled floor to match kitchen.

FIRST FLOOR

Landing

Smooth finish to walls, fitted carpet, radiator, loft access, white panel doors giving access to all bedroom and bathroom accommodation.

Bedroom One

2UPVC double glazed windows to front, radiator, fitted carpet, smooth finish to walls, two fitted double wardrobes plus additional single cupboard.

En Suite

White suite comprising low level WC, pedestal wash hand basin, double shower cubicle with domestic hot water shower unit, two walls fully ceramic tiled, fitted carpet, radiator, UPVC double glazed window to front

Bedroom Two

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls.

Bedroom Three

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls, wardrobe recess.

Bedroom Four

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls.

Family Bathroom

White suite comprising low-level WC, pedestal wash hand basin, panel bath with shower mixer taps, radiator, fully ceramic tiled walls, fitted carpet, UPVC double glazed window to side, airing cupboard with pre-lagged hot water cylinder.

Outside

Front

Principally laid to lawn with driveway offering off road parking and leading to garage, Side pedestrian access

Rear Garden

Enclosed garden area principally laid to lawn with large full width patio area across the rear of the property, outside light, water tap, side pedestrian access

Tenure

Freehold

Council Tax Band

E

EPC Rating

D

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding E

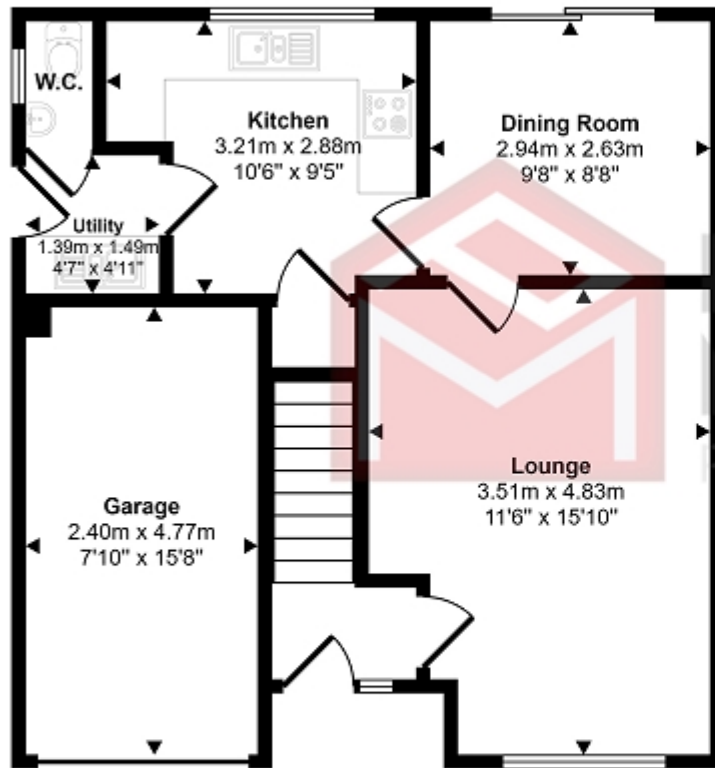
Current heating type Gas

Tenure (To be confirmed) Not Specified

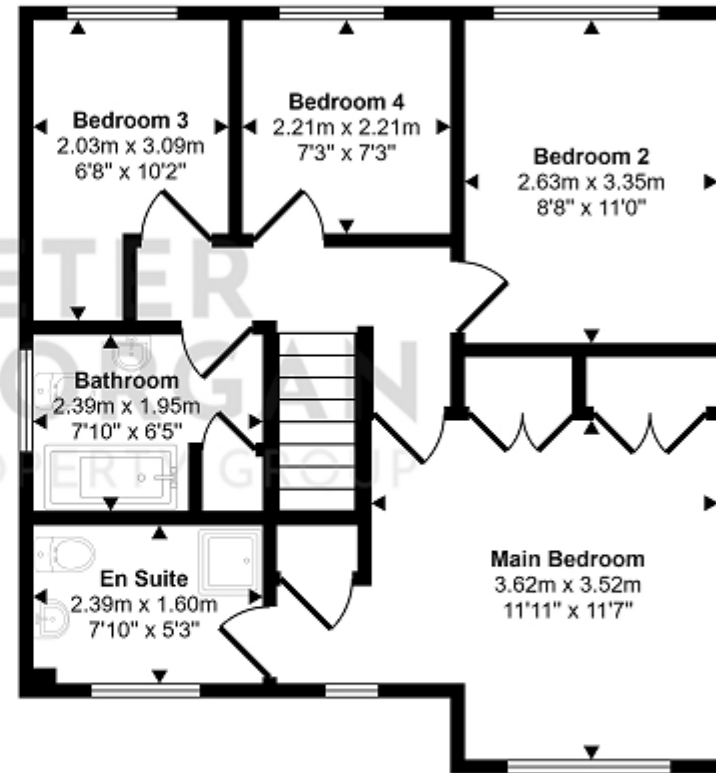




Approx Gross Internal Area
105 sq m / 1131 sq ft




Ground Floor
Approx 53 sq m / 575 sq ft



First Floor
Approx 52 sq m / 555 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		82
(69-80) C		
(55-68) D	66	
(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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