

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



22 Ffordd Trecastell, Llanharry, Rhondda Cynon Taff. CF72 9ND



**£199,950**

## Main Features

- FREEHOLD ON COMPLETION
- Two Bedroom
- Semi-Detached
- Bungalow
- Conservatory
- Detached Garage
- Fitted Shower room
- Off Road parking
- EPC - D
- Council Tax - C

## General Information

Being old with FREEHOLD on completion. For Sale with Peter Morgan Property Group this Two Bedroom Semi Detached Bungalow situated in Llanharry. Local Shops & Schools a Short Distance. Pontyclun Shopping Centre & Local Rail Station Only a Few Minutes Car Drive. J34/M4 Within 10 Minutes.

## GROUND FLOOR

### Porch

UPVC double glazed front door and windows.

### Hallway

Laminate flooring, access to Bedrooms, shower room and lounge.

### Lounge

UPVC double glazed window, wood effect flooring, fireplace with surround, two decorative light fittings, radiator, access to kitchen

### Kitchen

UPVC double glazed window to rear, fitted kitchen with a range of wall and floor cupboards with marble effect worktops, wall mounted extractor fan, stainless steel sink with drainer.

## Bedroom 1

UPVC double glazed window, fitted carpet, radiator

## Bedroom 2

UPVC double glazed window, fitted carpet, radiator

## Shower Room

UPVC double glazed window, fitted shower room offering W.C, wash hand basin and walk in shower, wall to ceiling tiles, tile effect flooring

## Conservatory

UPVC double glazed windows, tile effect flooring, light with fan

## Garage

Electric and lighting.

## Front

Off road parking, area of lawn, access to garage.

## Rear

Enclosed rear garden, patio with area of lawn, access to garage.

## Viewings

Strictly By Appointment Only

## Utilities

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

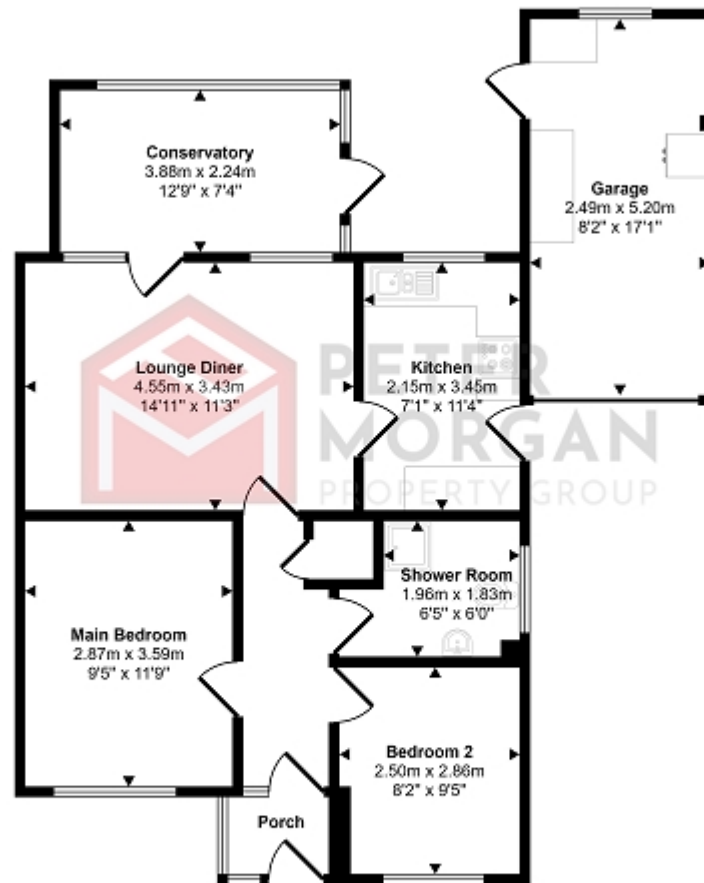
**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Leasehold



Approx Gross Internal Area  
77 sq m / 825 sq ft



Floorplan

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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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.

**Neath Port Talbot**  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Neath Port Talbot**  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Neath Port Talbot**  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Bridgend**

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

**Maesteg**

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

**Talbot Green**

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



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



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Talbot Green Branch  
Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF  
talbotgreen@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

