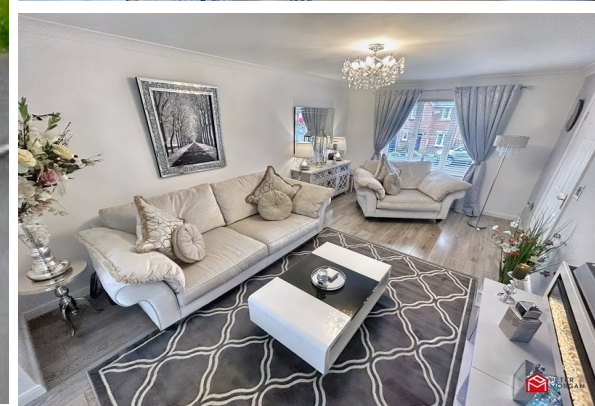


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



10 Ffordd Y Dolau, Llanharan, Rhondda Cynon Taff. CF72 9FT



£379,999

Main Features

- Four bedroom
- Beautifully presented
- Detached
- Family Home
- Downstairs WC
- En Suite
- Integral Garage
- FREEHOLD
- EPC - C
- Council Tax - E

General Information

Peter Morgan Property Group are pleased to bring to market this immaculate 4 bedroom detached property in the ever desirable Ffordd Y Dolau development in Llanharan. Offering off road parking, upgraded fitted kitchen and integral garage. Easy access to the M4 junctions 34 and 35.

GROUND FLOOR

Entrance

Enter via UPVC double glazed door, mosaic type tiled flooring, access to W.C, lounge and kitchen, stairs to first floor

Lounge/ Dining Area

UPVC double glazed window to front, decorative light fittings, wall mounted 'light up' electric fire with decorative stones, wood effect flooring, radiators, numerous electric points, space for dining table and chairs, UPVC double glazed patio doors to rear, access to kitchen.

Kitchen

Upgraded fitted kitchen with a range of wall and floor storage cupboards offering contrasting worktops, mosaic type flooring, breakfast bar, integrated fridge freezer, spotlights to ceiling with additional kick board lighting, integrated gas hob and electric oven with black wall mounted extractor fan, access to storage cupboard, access to utility room,

Utility

Range of wall and floor cupboard space offering contrasting worktops, plumbing for washing machine, mosaic type flooring, Combi boiler, access to integral garage and rear door access

Integral Garage

UP and OVER garage door, electric and lighting, additional access via utility room

W.C.

UPVC double glazed window, W.C, Wash hand basin, mosaic type flooring.

FIRST FLOOR

Landing

Loft access with ladder and being partly board

Family Bathroom

UPVC double glazed window, fitted suite with shower over bath, W.C and wash hand basin, radiator, tiled flooring

Bedroom 1

UPVC double glazed window to front, wood effect flooring, decorative light fitting, radiator, numerous electric points, access to en-suite.

En Suite

UPVC double glazed frosted window to front, fitted with shower cubicle, W.C and wash hand basin, tile effect flooring, radiator.

Bedroom 2

UPVC double glazed window to rear, wood effect flooring, radiator, numerous electric points

Bedroom 3

UPVC double glazed window to rear, wood effect flooring, radiator, numerous electric points

Bedroom 4

Two UPVC double glazed window to front and rear, fitted carpet, radiator, numerous electric points

Front

Well presented front offering off road parking, patio leading to front door with area of lawn, access to garage.

Rear Garden

Landscaped enclosed rear garden with a range of trees and mature shrubs, patio leading to raised area of lawn and decorative stones

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding E

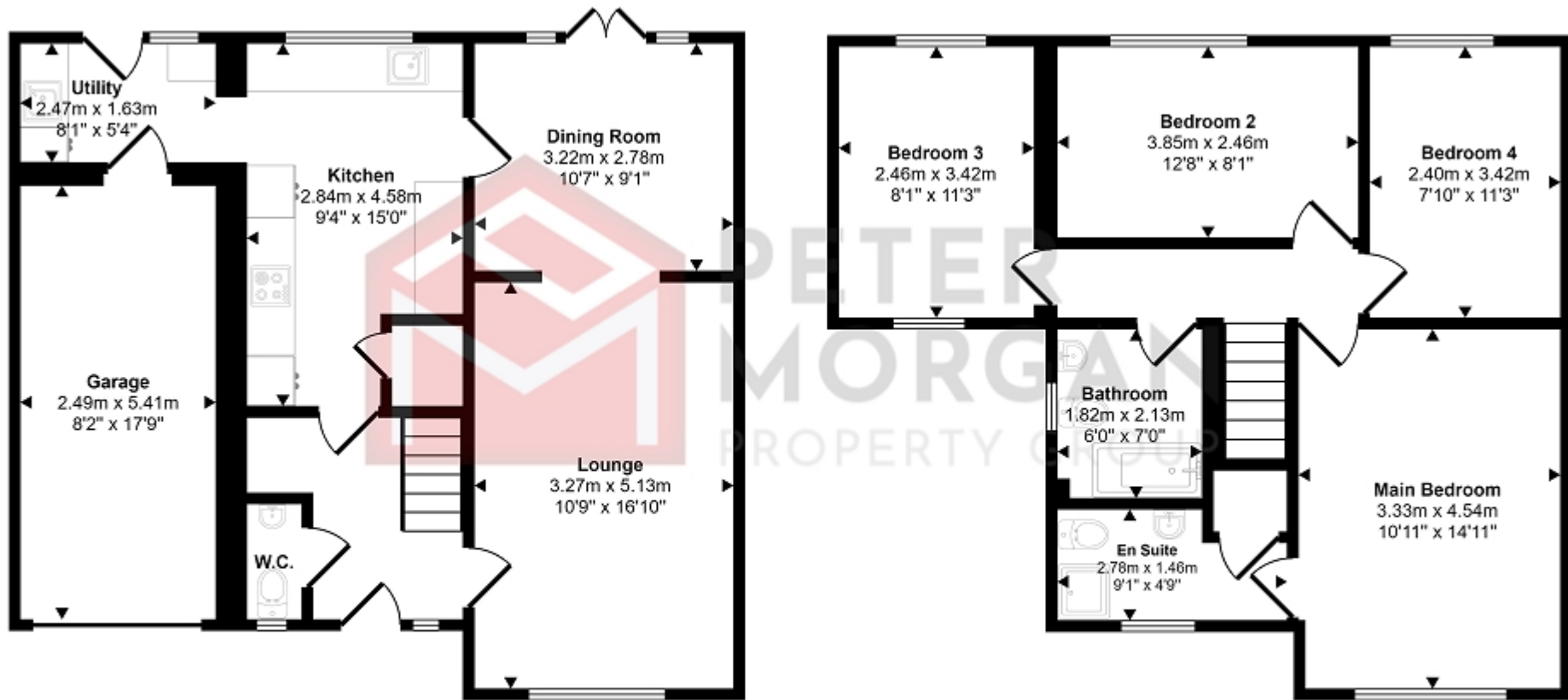
Current heating type Combi

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
127 sq m / 1371 sq ft



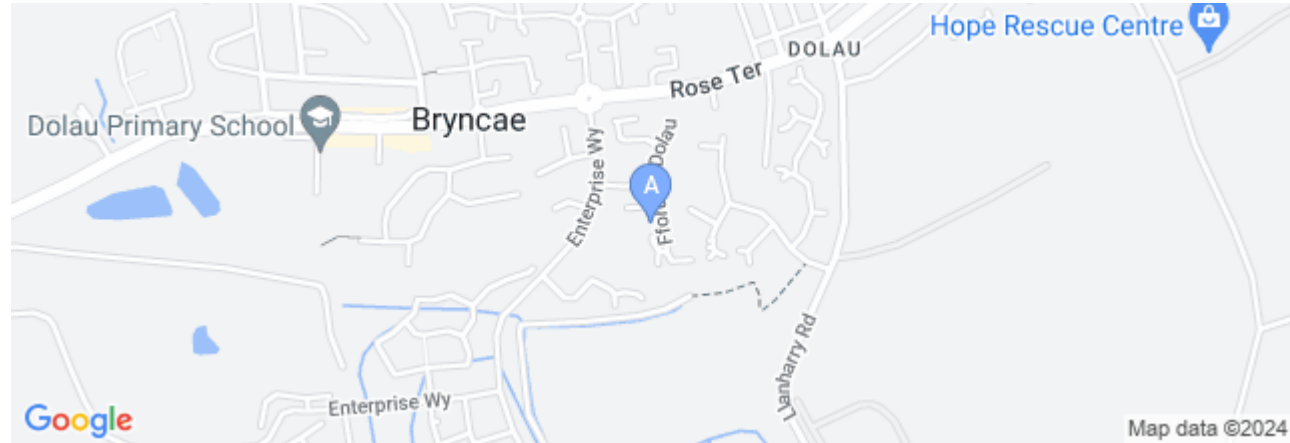
Ground Floor
Approx 69 sq m / 744 sq ft

First Floor
Approx 58 sq m / 627 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		88
(69-80) C	78	
(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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