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GOLD WINNER

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4 Castan Road, Pontyclun, Rhondda Cynon Taff. CF72 9EH



£249,950

Main Features

- Mid Terraced House
- Two Receptions
- Four Bedroom
- Fitted Kitchen
- Ground Floor Bathroom plus 1st Ground Floor Bathroom
- 1st Floor W.C
- Forecourt and Rear Garden
- Out Buildings
- Council Tax D EPC Rating D

General Information

this 4-bedroom 2 reception roomed mid terraced house situated in the heart of the village of Pontyclun and offering family accommodation - easy access to all shopping facilities / schools etc. plus the Pontyclun Train Station.

Accommodation

Entrance Porch

UPVC double glazed part glazed entrance door, fully ceramic tiled walls, glazed door leading to:

Entrance Hall

Doors giving access to lounge and dining room. Door way leading to kitchen, carpeted stairs to 1st floor with storage under, central heating thermostat, radiator, fitted carpet.

Lounge

UPVC double glazed bay window to front, central heating controls, radiator, original coved ceiling, picture rail, fitted carpet.

Dining Room

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

Kitchen

Extensively fitted with a range of white fronted high gloss wall and floor units with blue dapple effect work surfaces, inset single drainer stainless steel sink unit positioned beneath, UPVC double glazed window to side, plumbed for automatic washing machine, electric cooker control point, space for fridge freezer, floor covering, radiator, smooth finish to walls and ceiling, extractor fan, white panelled door leading to rear hall.

Bathroom

White suite comprising low-level WC, pedestal wash hand basin, panelled bath, chrome heated towel rail, radiator, vinyl flooring, UPVC double glazed window to rear, smooth finish to walls and ceiling.

FIRST FLOOR

Landing

Original style panel doors giving access to bedrooms one three and four, linen storage cupboard, door to WC, fitted carpet.

Bedroom One

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

Bedroom Two

UPVC double glazed window to front, picture rail, cupboard housing wall mounted gas combination central heating boiler, fitted carpet.

Note

Bedroom two and three, across the front of the property now being divided.

Bedroom Three

UPVC double glazed window to front, radiator, fitted carpet, white door leading to bedroom two.

Bedroom Four

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

WC

UPVC double glazed window to side, low-level WC, wall mounted wash hand basin, dado rail, smooth finish to ceiling, vinyl flooring.

Outside

Front

Forecourt garden area with pathway leading to entrance door.

Rear Garden

Enclosed garden area and principally laid to patio with rear pedestrian access, range of brick/block build storage sheds having power and water.

Tenure

Freehold

Council Tax

D

EPC Rating

D

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding Not Specified

Current heating type Gas


Tenure (To be confirmed) Not Specified





CASTAN ROAD PONTYCLUN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contract, conditions and particulars should take precedence and no guarantee as to their operability or efficiency can be given.
Made with Floorplan 12012

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	63	
(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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