

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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22 The Hollies, Brynsadler, Pontyclun, Rhondda Cynon Taff. CF72 9BA



£180,000

Main Features

- Two Bedroom
- Terraced
- Off Road parking
- Enclosed Rear garden
- Double Glazed
- EPC - To be confirmed
- Council tax - C
- Free hold -

General Information

GROUND FLOOR

Lounge

UPVC double glazed window to front, Wood effect flooring, Radiator.

Kitchen

UPVC double glazed window, fitted kitchen with a rang of wall and floor cupboards, integrated gas oven and hob, Stainless steel sink with drainer, Plumbing for washing machine

FIRST FLOOR

Family Bathroom

UPVC double glazed window, Fitted suite with shower over bath, W.C, Wash hand basin, Tile effect flooring.

Bedroom 1

UPVC double glazed window to front, Fitted carpet, Radiator

Bedroom 2

UPVC double glazed window to rear, Fitted carpet, Radiator

Front

Step leading to front door, Area of lawn

Rear

Enclosed rear garden, Patio leading area of decking.

Viewings

Strictly By Appointment Only

Utilities

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

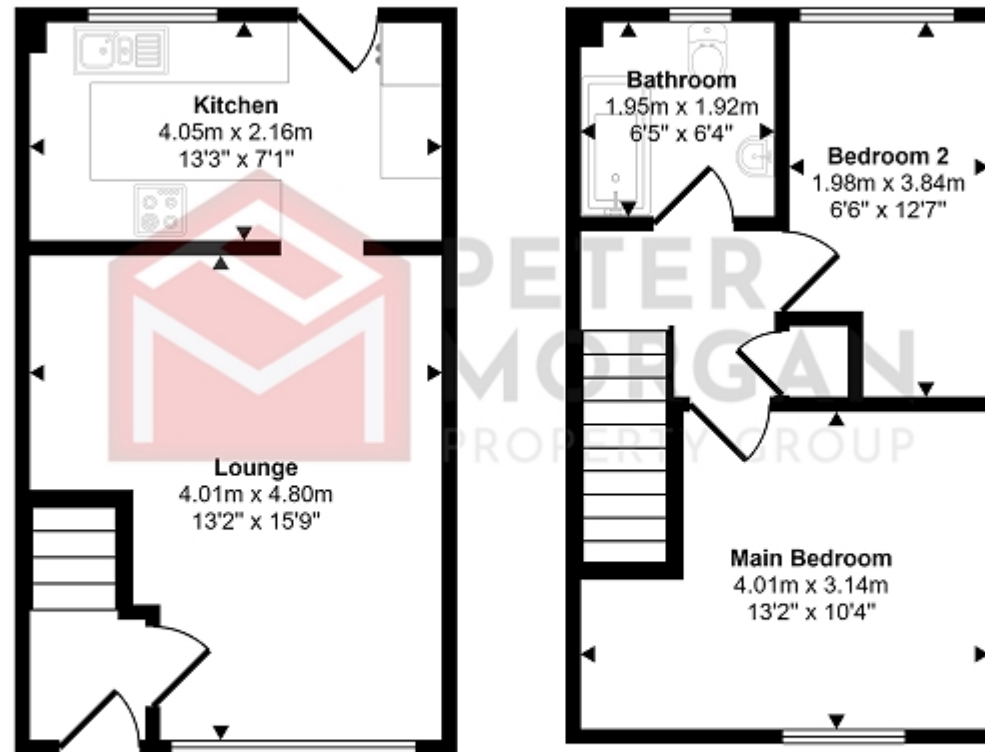
Current council tax banding C

Current heating type Combi

Tenure (To be confirmed) Not Specified




Approx Gross Internal Area
58 sq m / 622 sq ft



Ground Floor
Approx 29 sq m / 314 sq ft

First Floor
Approx 29 sq m / 308 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	
(69-80)	C	
(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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