

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



11 Parklands Road, Tonyrefail, Porth, Rhondda Cynon Taff. CF39 8PE



£199,950

Main Features

- No Chain
- Two Bedroom
- Semi-Detached
- Bungalow
- Detached Garage
- Gas Combi Boiler
- Enclosed rear garden
- EPC - D
- Council tax - C
- FREEHOLD

General Information

Peter Morgan Property Group are delighted to bring to market this Two bedroom semi detached bungalow in Tonyrefail. Offering easy access onto the M4 and further more the A4119 link road for Llantrisant, Talbot Green.

This property offers enclosed front garden offering off road parking, two bedrooms, fitted bathroom, fitted kitchen, lounge and dining room.

Enclosed rear garden with access to detached garage.

Front

Enclosed front garden offering area of lawn, off road parking and access to detached garage

Lounge

UPVC double glazed window, fitted carpet, gas fire with surround,radiator

Dining Room

Fitted carpet, radiator, space for dining table and chairs, access to kitchen

Kitchen

UPVC double glazed windows and patio door, fitted kitchen with integrated oven and hob, plumbing for washing machine, sink and drainer with central mixer tap, tile effect flooring

Bathroom

UPVC double glazed window, fitted bathroom suite with shower over bath, W.C and wash hand basin, wood effect flooring, white tiled splash backs, radiator, extractor fan

Bedroom One

UPVC double window, fitted carpet, radiator

Bedroom Two

UPVC double glazed window, fitted carpet, radiator

Rear Garden

Enclosed rear garden with patio and a range of trees and mature plants, access to detached garage, access to front

Detached Garage

UP and OVER garage door, electric

Viewings

Strictly By Appointment Only

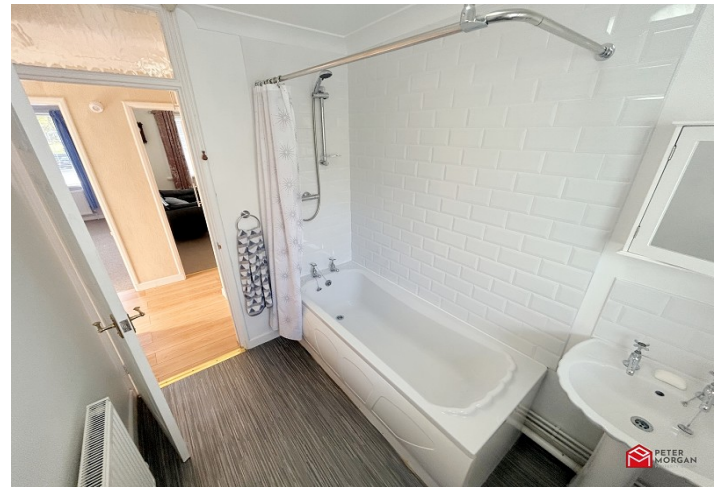
Utilities

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


Current council tax banding C

Current heating type Combi

Tenure (To be confirmed) Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(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.

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
03300 563 555

