

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

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

£165,000 Guide Price

Main Features

- For Sale by Modern Method of Auction - T&C's apply. /Subject to reserve price. Buyers fees apply
- Two Bedroom
- Semi-Detached
- Bungalow
- Detached Garage
- Gas Combi Boiler
- Enclosed rear garden
- EPC - D
- Council tax - C
- FREEHOLD

General Information

This property is for sale by Modern Method of Auction powered by IAMSOLD - starting bid £165,000 plus reservation fee.

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.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services, and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

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

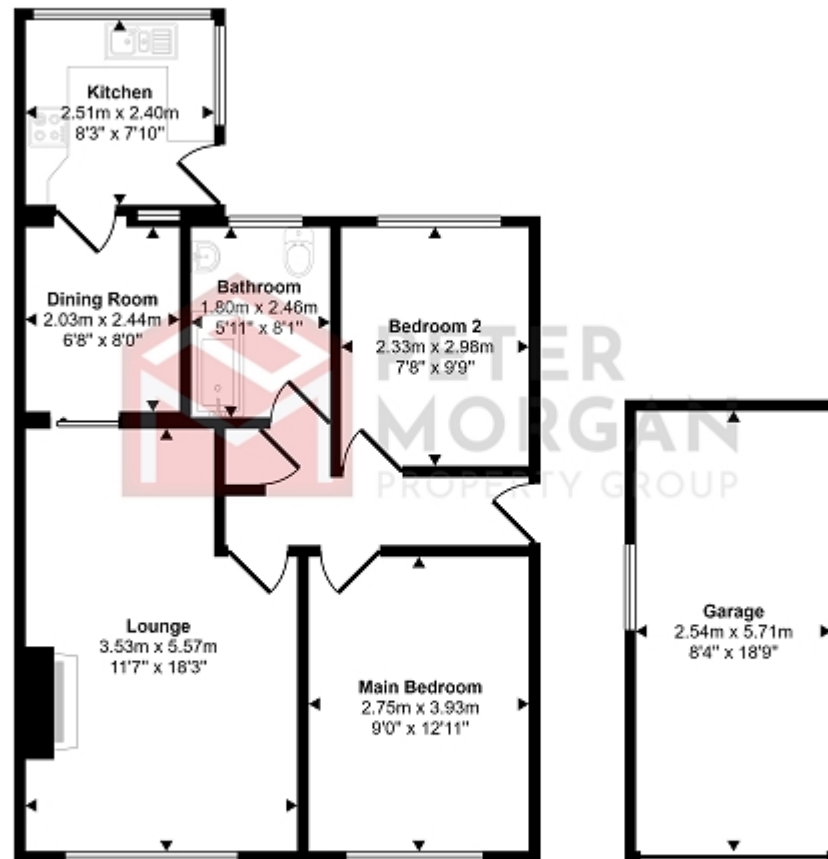
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
74 sq m / 795 sq ft




Floorplan
Approx 59 sq m / 639 sq ft

Garage
Approx 14 sq m / 156 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.

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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.

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PETER MORGAN



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

Talbot Green Branch

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