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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



14 Coed Mieri, Tyla Garw, Pontyclun, Rhondda Cynon Taff. CF72 9UW



**£240,000**

## Main Features

- Three bedroom
- Off Road parking
- Downstairs W.C
- Enclosed rear garden
- UPVC double glazed
- Council Tax - D
- Freehold
- EPC - To be confirmed

## General Information

Peter Morgan Property Group are pleased to bring to market this Three bedroom end of terraced property. Popular and Convenient Location within Walking Distance of Pontyclun Shops and Amenities & Local Rail Station. J34/M4 Within 7/10 Mins Car Drive.

## GROUND FLOOR

### Lounge

UPVC double glazed window. Wood effect flooring. Radiator

### W.C.

UPVC double glazed window. W.C. Wash hand basin with vanity base unit.

### Kitchen / Dining Room

UPVC double glazed window to rear. Fitted kitchen with a range of wall and floor cupboards. Integrated oven and hob. Breakfast bar. Space for dining room table and chairs. Radiator. Access to storage.

## FIRST FLOOR

## Family Bathroom

UPVC double glazed window. Shower over bath. W.C. Wash hand basin. Tile effect flooring.

## Bedroom One

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

## Bedroom Two

UPVC double glazed window to rear. Fitted carpet. Radiator.

## Bedroom Three

UPVC double glazed window to rear. Fitted carpet. Radiator.

## Front

Patio leading to front door. Area of lawn. Off road parking

## Rear Garden

Enclosed rear garden. Patio leading to area of artificial grass . Side access to front

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** D

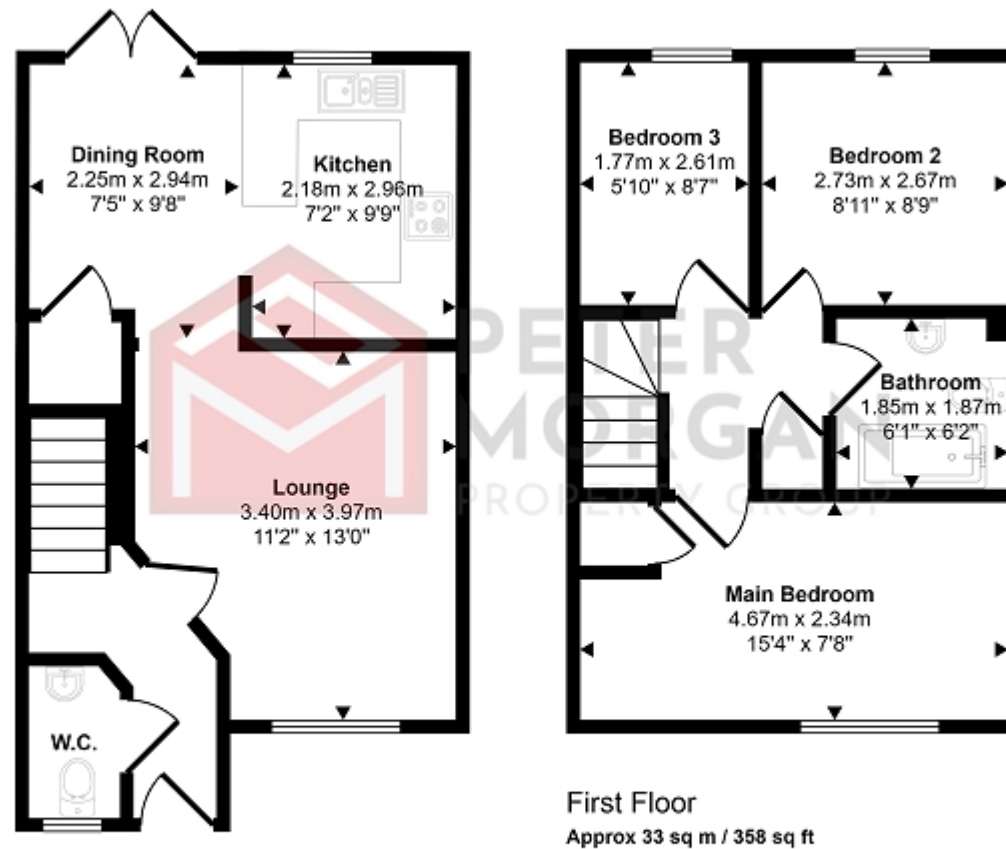
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold






Approx Gross Internal Area  
67 sq m / 725 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>		
<b>England, Scotland &amp; Wales</b>	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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