

THE GUILD
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



50 Chandlers Reach, Llantwit Fardre, Rhondda Cynon Taff. CF38 2NJ



£275,000

Main Features

- Semi - Detached House - Three Bedrroms
- Through Lounge
- Dining Room and separate Conservatory
- Fitted Kitchen with some Appliances
- Garage
- Double Glazed
- Gas Central Heating
- Tenure: Freehold
- Council Tax: D
- EPC: D

General Information

Peter Morgan are pleased to bring to the market this 3 bedroom semi detached house benefiting from a conservatory and Garage. situated in a cul-de-sac location on this modern development close to the Church Village By-Pass - easy access to local schools and shops and being a few minutes drive to the M4 at Miskin and the A470 and Upper Boat.

Accommodation

Entrance Porch

UPVC double glazed part glazed entrance door with matching side panel, UPVC double glazed window to side with blind, laminate style flooring, radiator, smooth finish to walls and ceiling, coved ceiling, half glazed door to:

Lounge

UPVC double glazed double opening French doors to rear garden with vertical blinds plus additional UPVC double glazed window to front with roller blind, ornate fireplace with marble hearth and back plate, living flame effect gas fire, fitted carpet, radiator, dado rail, smooth finish to walls and ceiling, two ceiling lights, white panel door to dining room.

Dining Room

UPVC double glazed door and matching sides windows to conservatory, radiator, laminate style flooring, coved ceiling, archway to:

Kitchen

Galley style with wood fronted wall and floor units, marble effect work surfaces, inset 1 1/2 bowl sink unit, plumbed for automatic washing machine, split-level electric double oven and gas hob, integral fridge freezer, wall mounted gas central heating boiler concealed in cupboard, tile splash areas, laminate style floor to match dining room, UPVC double glazed window to front.

Conservatory

UPVC double glazed on all sides with dwarf walling, poly carbonate roof, centre light and fan, ceramic tiled flooring, opening quarter lights, UPVC double opening French doors leading out onto patio area.

FIRST FLOOR

Landing

UPVC double glazed window to front, fitted carpet, smooth finish to walls and ceiling, white panel doors give access to bedroom and bathroom accommodation, airing cupboard with hot water cylinder.

Bedroom One

UPVC double glazed window to rear, radiator, fitted carpet, smooth finish to walls and ceiling, coved ceiling, fitted mirror fronted wardrobes in alcove.

Bedroom Two

UPVC double glazed window to rear, radiator, laminate style flooring, dado rail, smooth finish to walls.

Bedroom Three

UPVC double glazed window to front with blind, laminate style flooring, smooth finish walls, radiator.

Family Bathroom

White suite comprising low-level WC, vanity wash hand basin, panel bath with electric shower over, tile splash areas, laminate style flooring, radiator, loft access, UPVC double glazed window to front.

Outside

Front Garden

Off-road parking for 3+ vehicles with driveway leading to the side of property with double gates leading to further driveway and garage. Mature flower and shrub borders.

Rear Garden

Block paved patio area with further 50p shaped patio area, Cotswold stone coloured gravel area, ornamental fishpond, various flower and shrub areas , open to driveway and garage.

Garage

Single with up and over entrance door power and light.

Tenure

Freehold

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Not Tested)

Current council tax banding Not Specified

Current heating type Gas

Tenure (To be confirmed) Freehold



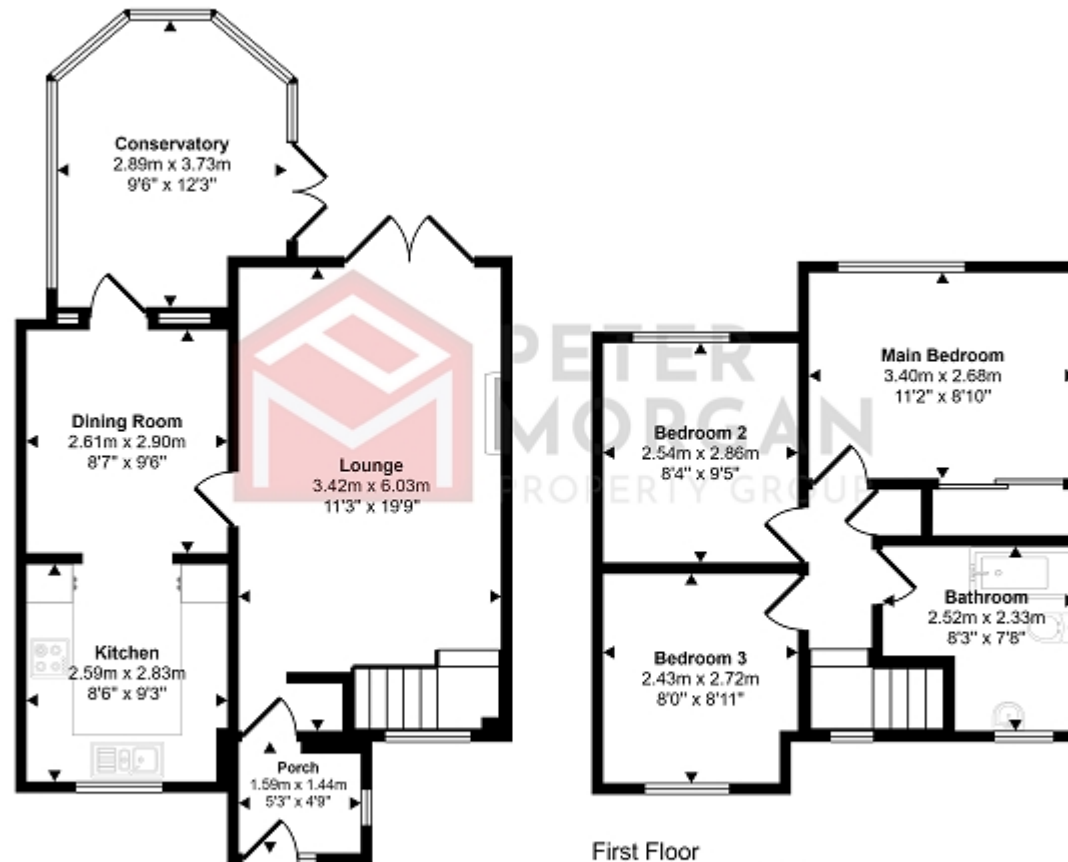


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Awaiting Image

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Approx Gross Internal Area
84 sq m / 907 sq ft




Ground Floor
Approx 49 sq m / 532 sq ft

First Floor
Approx 35 sq m / 375 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		84
(69-80) C		
(55-68) D	61	
(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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