

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



10 Palalwyf Avenue, Pontyclun, Rhondda Cynon Taff. CF72 9EG



£255,000

Main Features

- No Chain
- 3 Bedroom
- Family Home
- Gas combi
- Prime location
- Y Pant Catchment
- Downstaires family bathroom
- Enclosed rear garden
- FREEHOLD
- Council Tax - C
- EPC - D

General Information

Peter Morgan Property Group are delighted to bring to market this 3 bedroom older Style Terraced Type Family Home in Prime Location. Easy Walking Distance of Pontyclun Shops & its Other Amenities including Local Rail Station & Junior & Comprehensive Schooling. J34/M4 Within 10/12 Minutes Car Drive.

Lounge

UPVC double glazed bay window. Fitted Carpet. Fireplace with surround. Radiator

Dining Room

UPVC double glazed patio sliding doors to rear. Fire place with surround. Fitted carpet.

Kitchen

UPVC double glazed window, UPVC patio door, Fitted kitchen with a range of wall and floor cupboards with contrasting worktops, Integrated oven and hob, Space for free standing fridge freezer, Plumbing for washing machine

Family Bathroom

UPVC double glazed window. Family bathroom fitted with Shower over bath, W.C and wash hand basin. Tiled flooring. Wall mounted glass shower screen.

FIRST FLOOR

Bedroom 1

UPVC double glazed window, Fitted carpet, Radiator, Fitted wardrobes.

Bedroom 2

UPVC double glazed window, Fitted carpet, Radiator, Glow wom combi boiler

Bedroom 3

UPVC double glazed window, Fitted carpet, Radiator

EXTERNALLY

Front

Patio leading to front door.

Rear

Hardstand patio area with access to rear lane

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		87
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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