

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



PETER MORGAN

**10 Heol Miles, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8HU**

**£220,000**

## Main Features

- Three Bedroom
- Semi Detached
- Family Home
- Heart of Talbot Green
- Utility Room
- Freehold
- EPC - E
- Council Tax - C

## General Information

Peter Morgan Property Group are delighted to offer to the market this three bed semi detached house in the popular area of Talbot Green. The property benefits from a Superb Garden, Three Bedrooms, easy walking to the Talbot Green Retail Park - Y Pant School catchment area.

## Lounge

UPVC bay window. Wood effect flooring. Radiator

## Kitchen

UPVC double glazed window. Fitted kitchen with a range of wall and floor cupbaords with contrasting work tops. Tile effect flooring. Access to dining room.

## Dining Room

UPVC double doors to rear. Wood effect flooring. Radiator.

## Utility

Plumbing for washing machine. Electric and lighting.

## FIRST FLOOR

## Bathroom

UPVC double glazed window. Fitted bathroom suite with mains shower over bath, W.C and wash hand basin with vanity base unit. Tile effect flooring.

## Bedroom 1

UPVC double glazed window. Fitted carpet. Radiator. Access to storage.

## Bedroom 2

UPVC double glazed window. Fitted carpet. Radiator. Access to storage.

## Bedroom 3

UPVC double glazed window. Fitted carpet. Radiator.

## Front

Enclosed front garden, Path with decorative stones.

## Rear Garden

Family sized enclosed rear garden with area of lawn.

## 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

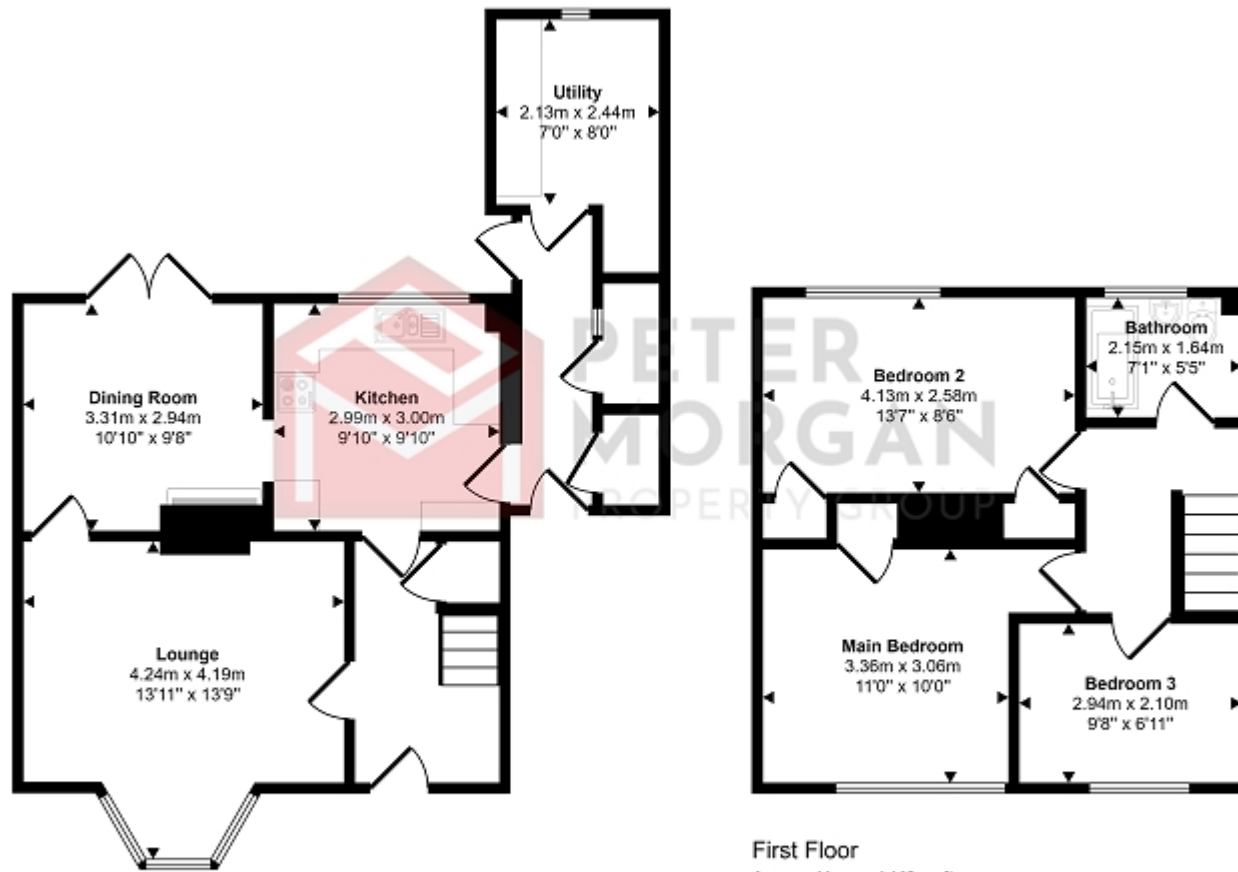
Combi

## Tenure (To be confirmed)

Not Specified



Approx Gross Internal Area  
96 sq m / 1031 sq ft



Ground Floor  
Approx 54 sq m / 586 sq ft

First Floor  
Approx 41 sq m / 446 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.

# 10 Heol Miles, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8HU

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.

Neath Sales Hub	Neath Lettings Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Sales Hub	Talbot Green Lettings Hub	Carmarthen Sales Hub	Carmarthen Lettings Hub
npt@petermorgan.net	lettings@petermorgan.net	team@pmfinancial.net	bcb@petermorgan.net	talbotgreen@petermorgan.net	lettingstg@petermorgan.net	carmarthen@petermorgan.net	lettingscm@petermorgan.net
33-35 Windor Road, West Glamorgan SA11 1NB	33-35 Windor Road, West Glamorgan SA11 1NB	The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	16 Dunraven Place, Mid Glamorgan CF31 1JD	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	21 Bridge Street, Carmarthen SA31 3JS	21 Bridge Street, Carmarthen SA31 3JS

# PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF

talbotgreen@petermorgan.net

VAT No : **821850148**

**www.petermorgan.net**

**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

