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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



31 Newmill Gardens, Miskin, Pontyclun, Rhondda Cynon Taff. CF72 8RX



**£450,000**



## Main Features

- Four Bedroom
- Detached
- Open plan kitchen/dinning room
- Enclosed rear garden
- Off road parking
- UPVC double glazed
- Utility Room
- Freehold
- Council Tax - E
- EPC - to be confirmed

## General Information

Peter Morgan Property Group are delighted to bring to market this well presented 4 Bedroom Detached family home in a cul-de-sac location of the desirable Miskin, convenient for Pontyclun & Talbot Green shops & stores, local rail station, schools and M4 (J34).

This property offers, 2 lounges, open plan kitchen/dinning room, utility room, downstairs W.C and conservatory.

Externally this property offers enclosed rear garden and off road parking.

## Lounge

UPVC double glazed bay window, wood flooring, electric fire with surround, radiator

## Second Reception Room

UPVC double glazed window, wood effect flooring, radiator.

## Open Plan Kitchen/ Dining Room/ Lounge

UPVC double glazed windows, fitted kitchen with a range of wall and floor cupboards with contrasting wood worktops, Integrated fridge freezer, dishwasher, gas hob and electric oven, tiled splash backs, spotlights, space for dining table and chairs, radiator.

## Utility

Plumbing for washing machine, space for tumble dryer, wall and floor storage cupboards.

## W.C.

W.C with wash hand basin.

## Conservatory

UPVC double glazed windows, wood flooring, radiator, view of rear garden

## FIRST FLOOR

### Family Bathroom

UPVC double glazed window, fitted bathroom suite with L shaped bath and shower overhead, W.C, Wash hand basin with vanity base unit, wood effect flooring, floor to ceiling grey tiled.

### Bedroom 1

UPVC double glazed window, fitted carpet, radiator, access to storage

### Bedroom 1 En-Suite

Fitted en-suite with shower, W.C and wash hand basin and vanity base unit, tile effect flooring, spotlights to ceiling, extractor fan

### Bedroom 2

UPVC double glazed window, fitted carpet, radiator

### Bedroom 3

UPVC double glazed window, fitted carpet, radiator, access to storage

### Bedroom 4

UPVC double glazed window, fitted carpet, radiator

### Front

Tucked away in the corner of estate, off road parking

### Rear

Enclosed rear garden with area of lawn, side access to front

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [ben@petermorgan.net](mailto:ben@petermorgan.net) (fees will apply on completion of the mortgage).

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)

**Current council tax banding** Not Specified

**Current heating type** Combi


**Tenure (To be confirmed)** Freehold









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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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.

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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

## POSITIVELY MOVING

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