

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



34 Tudor Way, Llantwit Fardre, Rhondda Cynon Taff, CF38 2NH



£300,000

Main Features

- Rare to market
- Detached Bungalow
- Three bedroom
- Off road parking
- Garage
- EPC - E
- FREEHOLD
- Council tax - D

General Information

Peter Morgan Property Group are pleased to bring to market this three bedroom detached bungalow on the popular development in LLantwit Fardre. This property benefit from transport link Llantrisant and Talbot Green., as well as easy access to the A470 just a short drive away, this location offer easy travel to Cardiff and the M4.

Lounge

Double glazed window. Fitted carpet. Radiator. Space for dining space.

Kitchen

Double glazed window. Fitted kitchen with a range of wall and floor cupboard with contrasting worktops. Tiled flooring. Stainless steel sink with drainer. Integrated oven and hob.

Bathroom

Bathroom fitted with bath, separate shower cubicle, W.C and wash hand basin with vanity base unit. Tiled flooring. Wall mounted heated towel rail

Bedroom 1

Double glazed window. Wood effect flooring. Radiator

Bedroom 2

Double glazed window. Fitted carpet. Radiator

Bedroom 3

Double glazed window. Wood effect flooring. Radiator

Front

Off road parking, access to rear garden

Rear Garden

Hardstand with access to garage

Garage

Up and Over garage door. Power and lighting

Viewings

Utilities

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


Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		83
B		
(69-80)		
C		
(55-68)		
D		
(39-54)	51	
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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