



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

#### 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)

D

Current council tax banding

Current heating type Gas

Tenure (To be confirmed) Freehold















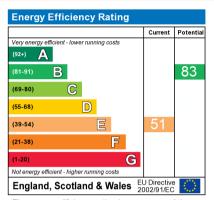




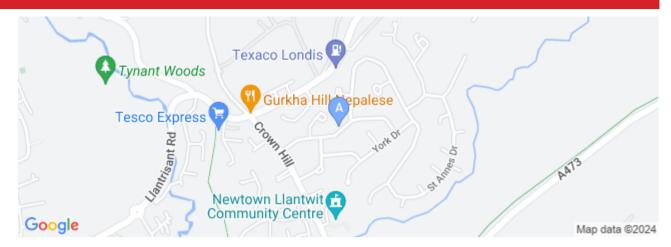




# 34 Tudor Way, Llantwit Fardre, Pontypridd, Mid Glamorgan. CF38 2NH



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 mortagae or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

# Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road. West Glamorgan SA11 1NB

# Lettings

lettings@petermorgan.net

33-35 Windor Road, West Glamorgan SA11 1NB

# Neath Port Talbot Neath Port Talbot

**Financial Services** 

financial@petermorgan.net

33-35 Windor Road. West Glamorgan SA11 1NB

# Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place. Mid Glamorgan CF31 1JD

# Maesteg

bridgendcounty@petermorgan.net

135 Commercial St. Mid Glamorgan CF34 9DW

# Talbot Green

talbotgreen@petermorgan.net

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











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

**AUCTIONS** 

www.petermorgan.net 03300 563 555





























