

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



5 Nant Y Dwrgi, Llanharan, Pontyclun, RCT. CF72 9GR



**£215,000**

## Main Features

- TWO BEDROOM
- COACH HOUSE
- FITTED SHOWER ROOM
- NEWLY FITTED KITCHEN
- GARAGE
- PARKING
- FREEHOLD
- COUNCIL TAX - B
- EPC - C

## General Information

Peter Morgan Estate Agents are delighted to bring to market this two bedroom coach house style property in Llanharan. Convenient for Local Shops & Junior School. 5 mins to Local Rail Station. 10 Mins Car Drive to Talbot Green Retail Park as well as both J34/35 M4 for Commuting both East & West.

## Entrance Hall

## Living Room

17 9 x 10 9 (5.41m x 3.27m)

UPVC double glazed window, fitted carpet access to kitchen, space for dining table and chairs

## Kitchen

7 7 x 5 6 (2.31m x 1.68m)

Fitted kitchen with a range of white floor and cupboards with contrasting marble effect work tops, ceramic tiled splash back, integrated fridge-freezer, electric hob and combined micro-oven, stainless steel sink and drainer, Velux window

## Shower Room

7 3 x 6 5 (2.21m x 1.95m)

Velux window, modern fitted shower room with W.C, wash hand basin with vanity base unit, fitted double shower cubicle with rainfall shower, black tile effect flooring, partly grey ceramic tiled

## Bedroom 1

9 4 x 12 3 (2.84m x 3.73m)

UPVC double glazed window, smooth finish to walls and ceiling, fitted carpet.

## Bedroom 2

9 5 x 7 7 (2.87m x 2.31m)

Velux window, smooth finish to walls and ceiling, fitted carpet

## Garage

Up and over garage door, lighting access to garage room (68 x 81)

## Front

Parking and access to garage.

## Rear

Decorative stones and patio

## EPC Rating

C

## Council Tax

B

## Tenure

Freehold

## Note

NB two of the garages are owned by neighbouring properties - this was part of the original development when new - they are on 999 year leases, conditions of use apply - Solicitors will be able to clarify this - Probate is Pending

## Viewings

**Utilities**

Mains electricity, mains water, mains gas, mains drainage - Not Tested

**Current council tax banding**

B

**Current heating type**

Combi

**Tenure (To be confirmed)**

Freehold



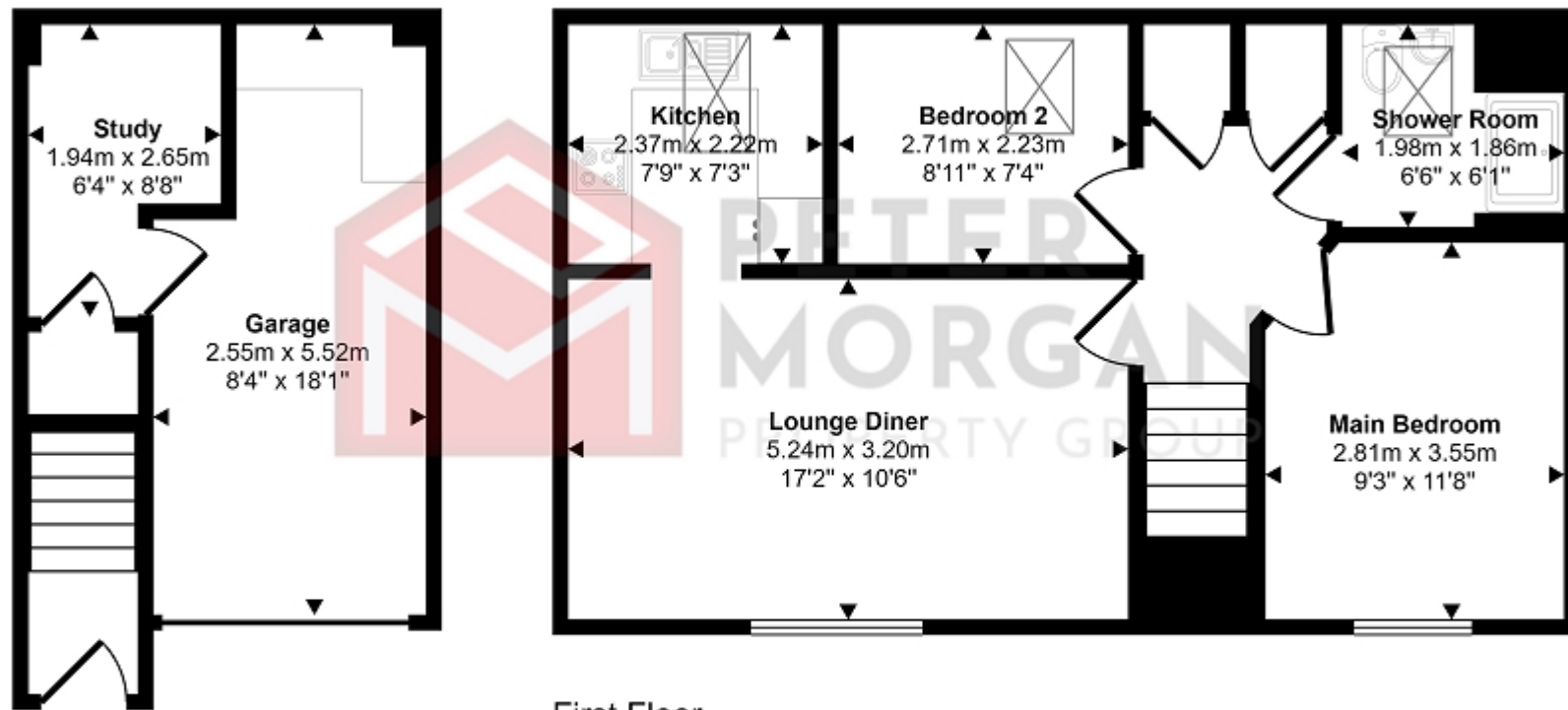


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POSITIVELY MOVING

Awaiting Image

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Approx Gross Internal Area  
74 sq m / 792 sq ft



First Floor  
Approx 52 sq m / 560 sq ft

Ground Floor  
Approx 22 sq m / 232 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.



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>	76	76
(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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# PETER MORGAN

## POSITIVELY MOVING

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