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GOLD WINNER

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20 Heol Illtyd, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8DE



PETER MORGAN

£275,000

Main Features

- Three Bedroom
- Semi-Detached
- Conservatory
- Utility Room
- Downstairs W.C
- Prime Location
- Landscaped rear garden
- EPC - D
- FREEHOLD
- Council Tax - B

General Information

Peter Morgan Property Group are delighted to bring to market this Three bedroom semi detached family home situated on the popular development in the heart of old town Llantrisant. A few minutes walk from Llantrisant common. Easy access to M4, Junction 34 and the busy retail park in Talbot Green.

Ground floor to this property offers lounge, kitchen/diner, utility, W.C, Conservatory

First floor offers family bathroom and 3 bedrooms.

This property benefits from UPVC double glazed windows throughout, gas central heating and off road parking.

Lounge

UPVC double glazed window to front. Wood flooring. Radiator. Access to kitchen diner. Stairs to first floor.

Kitchen / Dining / Breakfast Room

UPVC double glazed window. Fitted kitchen with a range of white high gloss wall and floor cupboards with contrasting wood effect worktops. Wood flooring. Space for range cooker. Sink with drainer. Spotlights to ceiling. Space for dining table and chairs. Decorative light fitting. UPVC double glazed doors to conservatory.

Utility

UPVC double glazed door. Plumbing for washing machine. Space for tumble dryer. Tiled flooring.

W.C.

UPVC double glazed window. W.C with wash hand basin. Tiled flooring.

Conservatory

UPVC double glazed windows. Tiled flooring. Decorative light fitting. Access to rear garden.

FIRST FLOOR

Bedroom 1

UPVC double glazed window. Wood effect flooring. Radiator. Built in wardrobe.

Bedroom 2

UPVC double glazed window. Wood effect flooring. Radiator. Built in wardrobe.

Bedroom 3

UPVC double glazed window. Wood effect flooring. Radiator.

EXTERIOR

Front

Enclosed front garden. Off road parking. Area of lawn. Access to rear garden.

Rear Garden

Enclosed rear garden with patio leading area of astro-turf. Outhouse with power and lighting.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

B

Current heating type

Combi

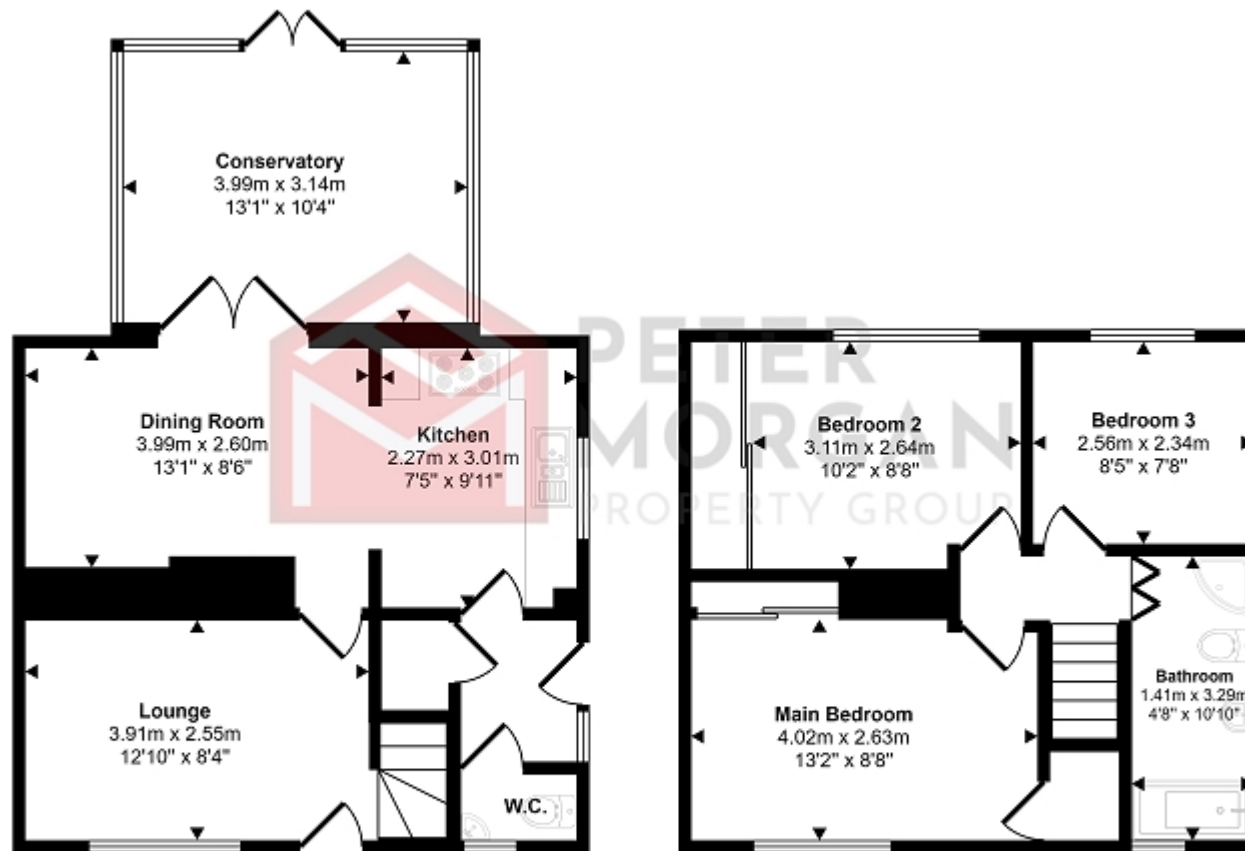
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
88 sq m / 951 sq ft



Ground Floor
Approx 50 sq m / 542 sq ft

First Floor
Approx 38 sq m / 409 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+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) 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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