

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



 PETER MORGAN

10 Lanelay Road, Talbot Green, CF72 8TZ


PETER MORGAN

£230,000

Main Features

- No chain
- Three bedroom
- Terraced
- Prime location
- Off-Road parking
- First floor Bathroom
- Enclosed rear garden
- EPC - To be confirmed
- Council Tax - C
- FREEHOLD

General Information

Peter Morgan Property Group are pleased to bring to market this Three bedroom terraced family home in the heart of Talbot Green.

This property comprises of -

Ground floor - Open plan kitchen/diner. Kitchen. Utility/Pantry.

First Floor - Three bedrooms and larger than average family bathroom.

Located conveniently with a range of restaurants,shops and Talbot Green Retail Park within walking distance.

Off road parking to rear.

Lounge / Diner

Double glazed. Open plan living,dining room. Stone arch way. Fitted carpet. Fireplace with surround.

Kitchen

Double glazed window. Fitted kitchen with a range of wall and floor cupboards. Two stainless steel circle sinks. Access to storage. Access to pantry

Utility

Plumbing for washing machine. Access to rear garden.

FIRST FLOOR

Bedroom 1

Double glazed window. Fitted carpet. Radiator.

Bedroom 2

Double glazed window. Fitted carpet. Radiator. Built in wardrobe.

Bedroom 3

Double glazed window. Fitted carpet. Radiator. Built in wardrobe.

Family Bathroom

Larger than average family bathroom fitted with double shower cubicle. W.C and wash hand basin with vanity base unit. Double glazed window.

Front

Steps leading to front door. Patio area.

Rear Garden

Enclosed rear garden. Access to off-Road parking. Shed

Viewings

Strictly By Appointment Only

Utilities

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


Current council tax banding C

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) B		
(69-80) C		
(55-68) D		
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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