

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**2 Heol Johnson, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8HR**

**£199,950**



**PETER MORGAN**



### **Main Features**

- NO CHAIN
- Three Bedroom
- Larger than average rear garden
- Downstairs W.C
- End plot
- First floor family bathroom
- Freehold
- Council Tax - C
- EPC - E

### **General Information**

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

Ground floor offers lounge, kitchen, dining room, out house with W.C.

First floor offer three bedroom and family bathroom.

Externally this property offers larger than average enclosed rear garden.

### **Accommodation**

#### **Living Room**

UPVC double glazed window to front, fireplace. radiator.

#### **Kitchen**

UPVC double glazed window to rear, range of wall and floor wooden storage cupboards with contrasting worktop, stainless steel sink drainer and central mixer tap. tiled flooring, access to the pantry.

#### **Dining Room**

UPVC double glazed window to rear, radiator, wood effect flooring.

### **FIRST FLOOR**

#### **Bathroom**

UPVC double glazed window to rear, fitted bathroom suite with shower over bath, wash, hand, basin and WC, radiator.

#### **Bedroom One**

UPVC double glazed window to front, radiator.

#### **Bedroom Two**

UPVC double glazed window to rear, access to storage cupboards.

#### **Bedroom Three**

UPVC double glazed window to front. Radiator.

### Front

Steps leading to front door. Area of lawn.

### Rear Garden

Larger than average rear garden. Area of lawn. Access to additional side garden.

### Council Tax

C

### EPC Rating

E


### Tenure

FREEHOLD

### General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free  no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [ben@petermorgan.net](mailto:ben@petermorgan.net) (fees will apply on completion of the mortgage).

### Viewings

Strictly By Appointment Only

### Utilities

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

<b>Current council tax banding</b>	C
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<b>Current heating type</b>	Gas
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<b>Tenure (To be confirmed)</b>	Freehold
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

<b>Neath</b> Sales Hub  npt@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath</b> Lettings Hub  lettings@petermorgan.net  33-35 Windor Road, West Glamorgan SA11 1NB	<b>Neath</b> Financial Services  team@pmfinancial.net  The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	<b>Bridgend</b> Sales Hub  bcb@petermorgan.net  16 Dunraven Place, Mid Glamorgan CF31 1JD	<b>Talbot Green</b> Sales Hub  talbotgreen@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	<b>Talbot Green</b> Lettings Hub  lettingstg@petermorgan.net  Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	<b>Carmarthen</b> Sales Hub  carmarthen@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS	<b>Carmarthen</b> Lettings Hub  lettingscm@petermorgan.net  21 Bridge Street, Carmarthen SA31 3JS
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# PETER MORGAN

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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.

## Talbot Green Branch

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