



PETER MORGAN

90 St. Ild's Meadow, Llanharan, Pontyclun, RCT. CF72 9FX

£325,000

Main Features

- Modern detached family home
- 3 bedrooms
- 3 reception rooms
- Family bathroom and ground floor cloakroom
- Driveway parking
- Situated on a modern development in a highly convenient location
- The M4 is accessible at Junction 35 at Pencoed within 3.5 miles
- Llanharan Village is within 1.5 miles
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: C

General Information

MODERN DETACHED 3 BEDROOM FAMILY HOME OCCUPYING A CORNER PLOT.

Situated on a modern development in a highly convenient location. Llanharan Village is within 1.5 miles. The M4 is accessible at Junction 35 at Pencoed within 3.5 miles. Approximately 6 miles from Bridgend and 4 miles from Talbot Green. Cardiff City Centre is within 20 miles.

The property comprises ground floor hallway, cloakroom, lounge, dining / sitting room, study/store and kitchen. First floor landing, family bathroom and 3 bedrooms. There is an open plan garden to front with driveway parking and enclosed rear garden. The property benefits from combi gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

uPVC door to front. Consumer unit. Tiled floor.

Cloakroom

uPVC frosted window to front. 2 piece suite comprising w.c and hand wash basin. Tiled floor. Radiator.

Lounge

uPVC window to front. Staircase to first floor. Log burner. Radiator. Tiled floor.

Dining Room / Sitting Room

uPVC French doors to rear. Radiator. Tiled floor.

Kitchen

uPVC window to rear. Half Glazed door to rear. Wooden door to rear. Fitted kitchen with gas hob, stainless steel splash-back, integral oven and cooker hood. Space and plumbing for washing machine. Space for tumble dryer and freestanding fridge freezer. Part tiled walls. Under stairs cupboard currently used as larder.

Store Room / Study

Garage conversion now used as a dining room. uPVC French doors to front. Radiator. Concrete floor (No building regulations)

FIRST FLOOR

Landing

uPVC window to side. Airing cupboard with storage and Gas Combi central heating boiler. Fitted carpet. Staircase from ground floor. Loft access hatch.

Bathroom

uPVC frosted window to rear. 3 piece bathroom suite comprising roll top bath, w.c and hand wash basin with storage. Fully tiled walls. Extractor fan. Wood flooring. Towel radiator.

Bedroom 1

uPVC window to front and uPVC bay window to side. Radiator. Laminate flooring. Double built in wardrobe.

Bedroom 2

uPVC window to rear. Laminate flooring. Radiator. Single built in wardrobe.

Bedroom 3

uPVC window to front. Laminate flooring. Radiator.

EXTERIOR

Front Garden

Open plan front garden. Driveway parking.

Rear Garden

Enclosed rear garden with gated access.

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 bcb@petermorgan.net (fees will apply on completion of the mortgage).

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.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Not Tested)

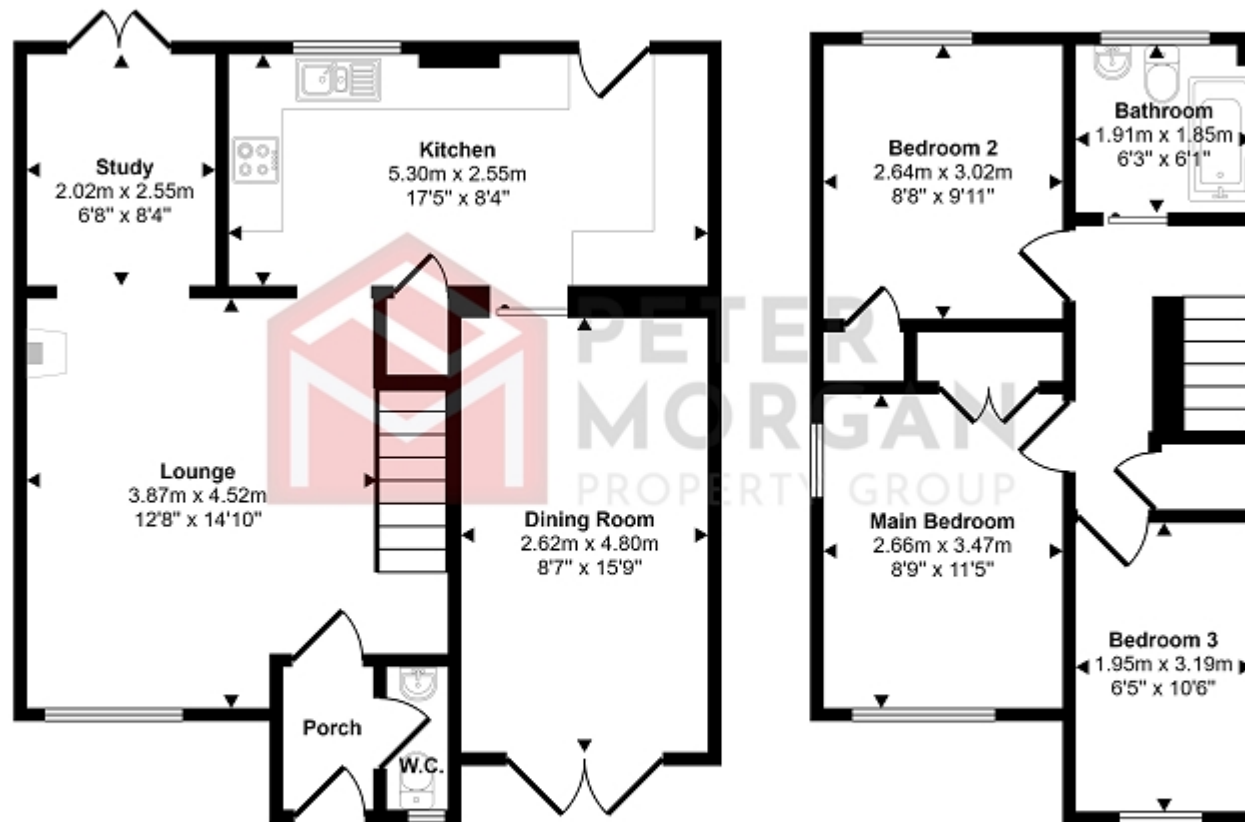
Current council tax banding D

Current heating type Combi

Tenure Freehold



Approx Gross Internal Area
95 sq m / 1019 sq ft



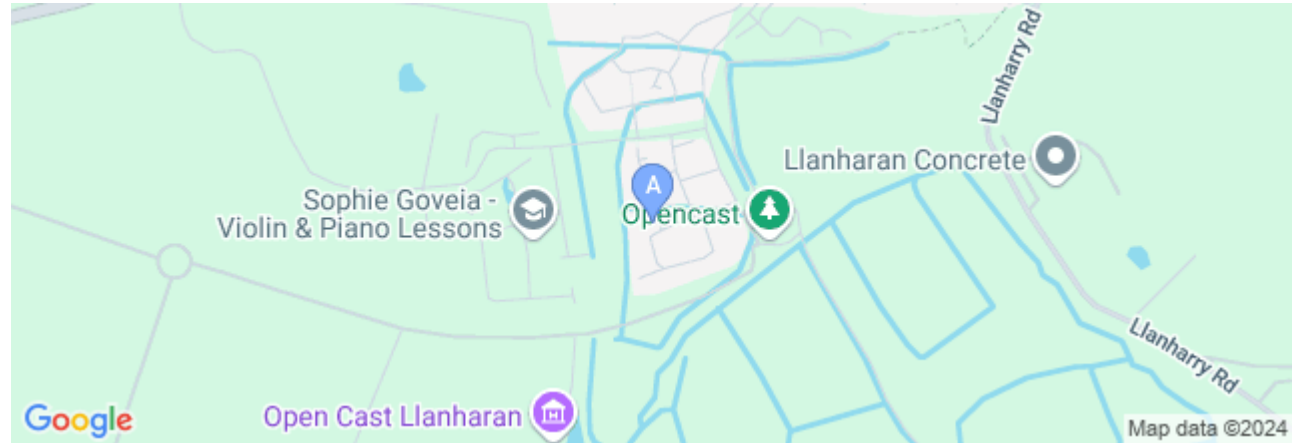
Ground Floor
Approx 58 sq m / 622 sq ft

First Floor
Approx 37 sq m / 397 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		91
(69-80) C	79	
(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.

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

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