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2021
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GOLD WINNER

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PETER MORGAN

23 Hawthorn Park, Brynna, Pontyclun, Rhondda Cynon Taff. CF72 9QZ

£225,000

Main Features

- Semi detached 3 bedroom house
- Lounge and dining room
- First floor bathroom
- Detached garage and driveway
- Front and rear gardens
- Convenient for local amenities including Llanharan Park and Ride railway station
- Talbot Green is with approximately 3.5 miles
- Jct 35 of the M4 is approximately 3 miles
- uPVC double glazing
- Council Tax Band: C. EPC: C

General Information

Situated on this established development and being convenient for local amenities including Llanharan Park and Ride railway station. Talbot Green is with approximately 3.5 miles and Jct 35 of the M4 is approximately 3 miles.

The property has accommodation comprising ground floor hallway, lounge, dining room and kitchen. First floor landing, bathroom and 3 bedrooms. To the exterior there are front and rear gardens and a detached garage.

GROUND FLOOR

Hallway

uPVC door to front. Radiator. Laminate flooring. Staircase to first floor.

Lounge

uPVC window to front. Door to hallway. Electric fire. Radiator. Laminate flooring.

Dining Room

uPVC French doors to rear. Radiator. Laminate flooring.

Kitchen

uPVC window to rear. uPVC door to side. Fitted kitchen with space and plumbing for washing machine. Under stairs pantry. Space for freestanding electric cooker. Cooker hood. Space for freestanding fridge. Tiled floor.

FIRST FLOOR

Landing

uPVC window to side. Fitted carpet. Carpeted staircase from ground floor. Loft access hatch.

Family Bathroom

uPVC frosted window to side aspect. 3 piece suite comprising w.c, wash hand basin and panelled bath with overhead electric shower. Fully tiled walls. Vinyl floor. Radiator.

Bedroom 1

uPVC window to front. Radiator. Laminate flooring, cupboard housing gas combination central heating boiler.

Bedroom 2

uPVC window to rear. Carpet. Radiator.

Bedroom 3

uPVC window to front. Radiator. Carpet.

EXTERIOR

Front Garden

Front garden with driveway parking.

Rear Garden

Enclosed garden area, Lawn, patio, side pedestrian access and additional decked sitting area to rear of garage

Detached Garage

Up and over vehicular door. Electric supply. uPVC pedestrian door to garden.

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)

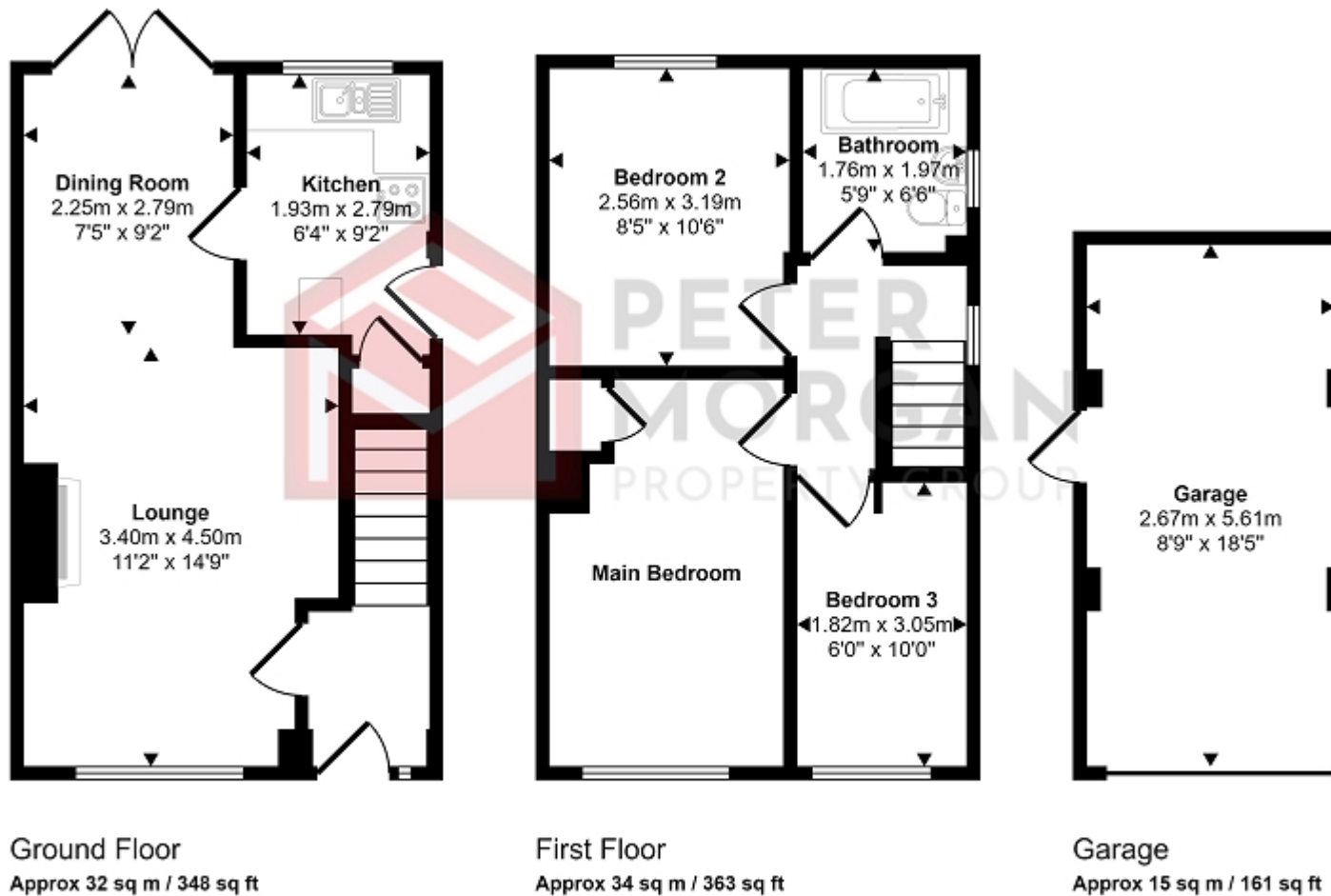
Current council tax banding C

Current heating type Combi

Tenure (To be confirmed) Freehold



Approx Gross Internal Area
81 sq m / 872 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C	74	
(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.

Talbot Green Branch

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