

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

6 Talbot Close, Talbot Green, Rhondda Cynon Taff. CF72 8AS

£265,000

Main Features

- NO CHAIN
- 3 bedroom
- Semi - Detached
- Off road parking
- Detached Garage
- Open plan Lounge/diner
- Downstairs W.C
- EPC - D
- Council Tax - D
- FREEHOLD

General Information

Peter Morgan Property Group are pleased to bring to market this three bedroom semi-detached family home offering detached garage and conservatory.

This family home comprises of,

Ground floor - open plan lounge/diner, conservatory, kitchen, W.C.

First floor - 3 bedroom and family bathroom.

Conveniently located minute from Talbot Green shopping centre and easy access to the M4 corridor.

Entrance Porch

Entrance Hall

Doors to Lounge and Kitchen. Stairs to first floor.

Lounge

UPVC double glazed window to front, parquet flooring, fireplace with surround, additional wall mounted lights, sliding glass doors to dining room

Dining Room

UPVC double glazed sliding doors to conservatory, parquet flooring, Radiator, decorative light fighting

Conservatory

Single glazed conservatory with tiled flooring, sliding doors to rear

Kitchen

UPVC double glazed window to side, fitted kitchen with a range of wall and floor cupboards with contrasting worktops integrated oven and hob, integrated fridge, single drainer, and central mixer tap, tiled flooring , wall mounted gas boiler.

Rear Porch

Doors to W.C., stores and rear garden

W.C.

WC with vanity wash hand basin.

FIRST FLOOR

Landing

UPVC double glazed window to side, access to 3 bedrooms and shower room, loft access

Bedroom 1

UPVC double glazed window to front, fitted carpet, radiator, storage and hot water cylinder

Bedroom 2

UPVC double glazed window to rear, fitted carpet, radiator, access to built-in wardrobes

Bedroom 3

UPVC double glazed window to front, fitted carpet, radiator, access storage

Shower Room

UPVC double glazed window to rear, white suite comprising half vanity wash hand basin, concealed cistern W.C. for vanity wall storage cupboards, open shower cubicle with screen, bar domestic hot water shower unit, shower seat. ceramic tiled walls and flooring, chrome heated towel rail.

Outside

Front

Lawned garden area, drive way to side leading to garage and offering off road parking for a number of vehicles.

Rear

Enclosed garden area, patio, lawn, pedestrian access to garage

Garage

Single with electric up and over entrance door, power and light, side service door to garden, window to rear.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding D

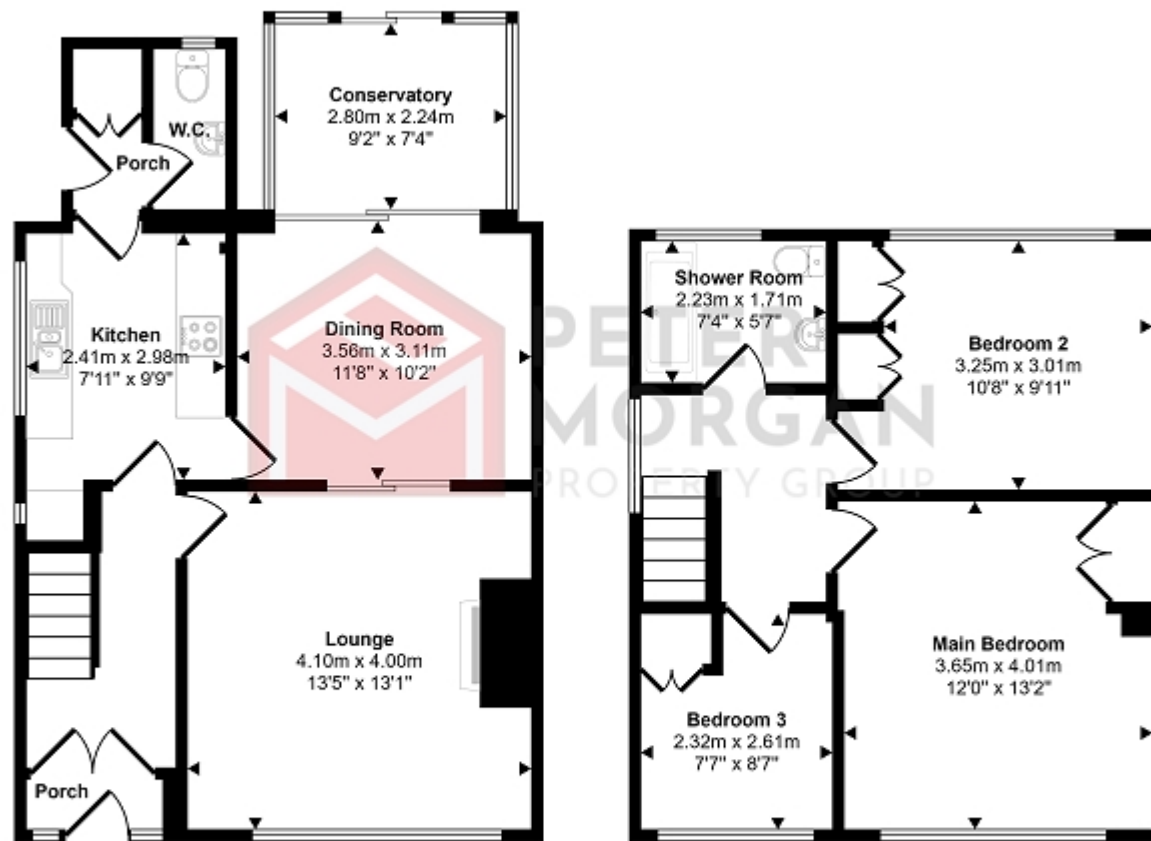
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
99 sq m / 1062 sq ft



Ground Floor
Approx 54 sq m / 585 sq ft

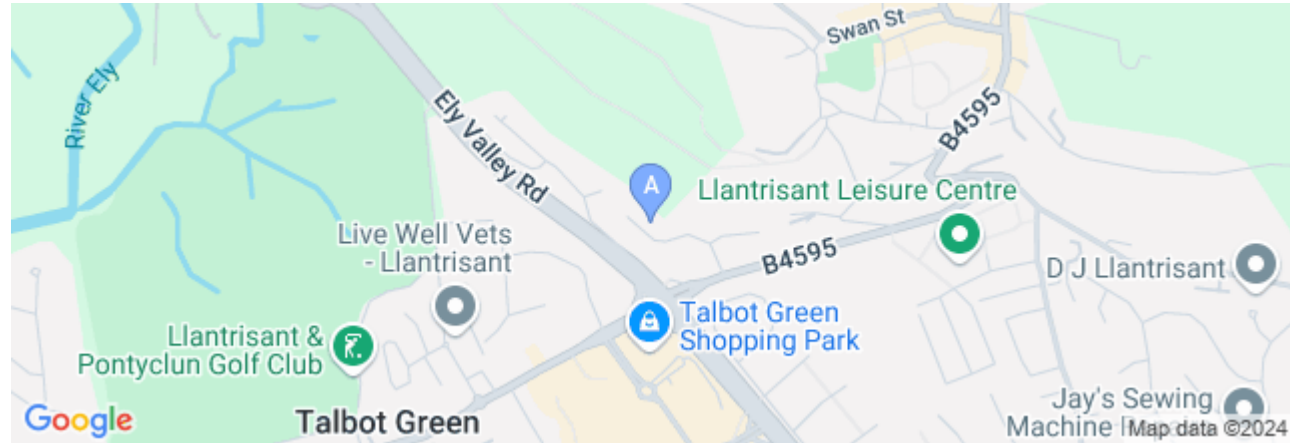
First Floor
Approx 44 sq m / 477 sq ft

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		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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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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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