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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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 PETER MORGAN  
PROPERTY GROUP

**74 Dan Caerlan, Llantrisant, RCT. CF72 8HD**

**£210,000**



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## Main Features

- 3 bedroom semi detached
- Kitchen/ dining room offering indoor / outdoor living
- Lounge
- Bathroom and ground floor cloakroom
- Far reaching views to the rear
- Detached garage
- Situated approximately 1.3 miles to Talbot Green shopping centre
- Approximately 3.6 miles to Pontyclun village and approximately 10 miles to Junction 34 of the M4
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC:

## General Information

THREE BEDROOM SEMI DETACHED HOME, KITCHEN/DINING ROOM OFFERING INDOOR/OUTDOOR LIVING, DOWNSTAIRS W.C, DETACHED GARAGE, FAR REACHING VIEWS TO REAR AND MORE.

Situated approximately 1.3 miles to Talbot Green shopping centre, approximately 3.6 miles to Pontyclun village and approximately 10 miles to Junction 34 of the M4.

This home comprises ground floor hallway, lounge, open plan kitchen/dining room, w.c and utility room. First floor landing, 3 bedrooms and family bathroom. There are front and rear gardens and a detached garage.

This property benefits from uPVC double glazing and gas combi central heating.

## GROUND FLOOR

### Hallway

uPVC double glazed door to front. Fitted carpet. Doors to living areas. Staircase to 1st floor.

### Lounge

uPVC double glazed window to front. Fitted carpet. Electric fireplace. Plastered walls and ceiling. Inset ceiling spotlights. Double doors leading to...

### Kitchen / Dining Room

uPVC double glazed windows to rear offering far-reaching views. uPVC double glazed patio doors. Fitted kitchen comprising a range of wall mounted and base units with contrasting worktop. Wood effect flooring. Stainless steel sink unit with extendable central mixer tap. Plastered walls and ceiling. Inset ceiling spotlights. Space for dining room table. Access to utility room and WC.

### Utility Room

Single glazed window to side. Glowworm combi gas central heating boiler. Space for tumble dryer.

### W.C.

Single glazed window to side. Low-level WC. Plastered walls and ceiling.

## FIRST FLOOR

### Landing

uPVC double glazed window to side. Fitted carpet. Doors to bedrooms and...

### Family Bath & Shower Room

uPVC double glazed window to rear. 4 piece fitted bathroom suite with panelled bath, corner shower cubicle with electric shower, hand wash basin and close coupled w.c. Radiator. Plastered ceiling. Tiled walls and floor.

### Bedroom 1

uPVC double glazed window to front. Fitted carpet. Radiator. Plastered walls. Textured ceiling. Built in wardrobe.

## Bedroom 2

uPVC double glazed window to rear. Fitted carpet. Radiator. Plastered walls. Textured ceiling.

## Bedroom 3

uPVC double glazed window to front. Fitted carpet. Radiator. Plastered walls. Textured ceiling.

## EXTERIOR

### Front Garden

Enclosed front garden with pathway leading to front door. Laid to lawn. Side access to rear garden.

### Rear Garden

Enclosed rear garden offering far-reaching views. Decked area. Laid to lawn. Decorative stones laid area. Access to garage.

### Detached Garage

Electric up and over garage door. Electric.

## 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](mailto: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

## Current council tax banding

C

## Current heating type

Combi

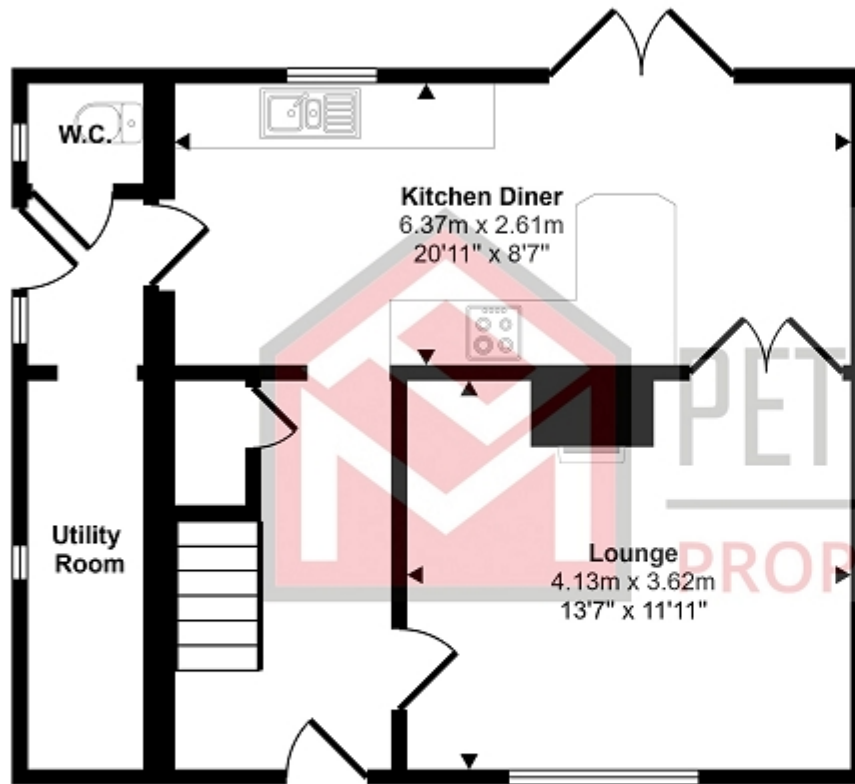
## Tenure

Freehold

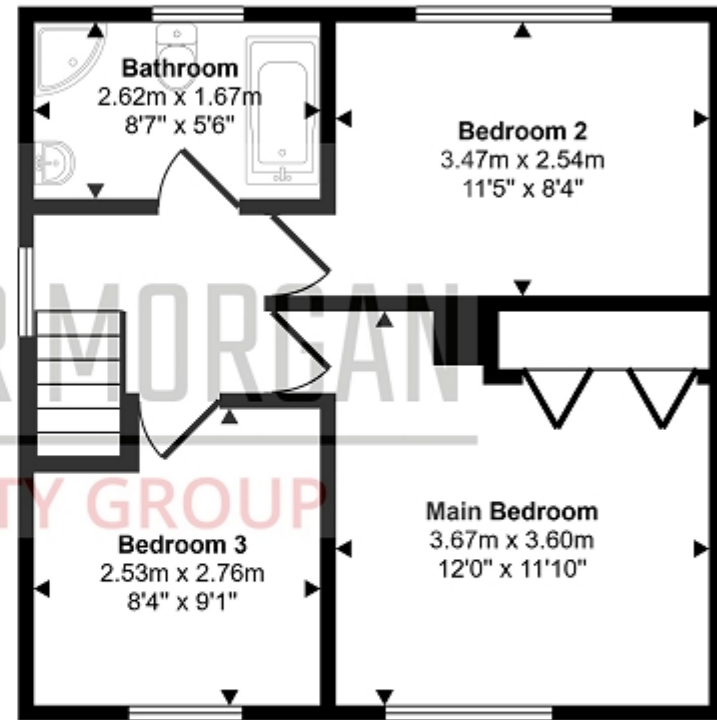




Approx Gross Internal Area  
88 sq m / 951 sq ft




Ground Floor  
Approx 49 sq m / 524 sq ft



First Floor  
Approx 40 sq m / 427 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.

# 74 Dan Caerlan, Llantrisant, RCT. CF72 8HD

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

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

Ty Gwyn, 38 Talbot Road, Talbot Green, CF72 8AF

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VAT No : **821850148**

**[www.petermorgan.net](http://www.petermorgan.net)**

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