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2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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PETER MORGAN

**29 Gelli Road, Llanharry, Pontyclun, Rhondda Cynon Taff. CF72 9JA**

**£275,000**

### **Main Features**

- Semi detached home on corner plot
- 3 double bedrooms
- 2 reception rooms
- Dining room with patio doors to garden
- Ground floor bathroom and first floor cloakroom
- Front and rear gardens and off road parking
- Situated approximately 2.7 miles to Talbot Green Shopping Centre,
- Approximately 3.9 miles to Royal Glamorgan Hospital and approximately 17.5 miles to Cardiff Bay
- uPVC double glazing and combi gas central heating
- Council Tax Band: C. EPC

### **General Information**

SEMI DETACHED HOUSE OFFERING THREE DOUBLE BEDROOMS, TWO RECEPTION ROOMS PLUS ADDITIONAL DINING ROOM, FIRST FLOOR W.C, CORNER PLOT, OFF ROAD PARKING & more.

Situated approximately 2.7 miles to Talbot Green Shopping Centre, approximately 3.9 miles to Royal Glamorgan Hospital and approximately 17.5 miles to Cardiff Bay.

This home has accommodation comprising ground floor hallway, 2 reception rooms, dining room with patio doors offering indoor/ outdoor living and bathroom. First floor landing, cloakroom and three double bedrooms.

This property benefits from uPVC double glazing and gas combi central heating. Fitted blinds to remain.

### **GROUND FLOOR**

### **Entrance Hallway**

uPVC double glazed door to front. Plastered walls and ceiling. Wood effect flooring.

### **Family Bathroom**

uPVC double glazed window to front. 4 piece suite comprising double shower cubicle with shower, close coupled w.c, pedestal wash hand basin and panelled bath. Tiled floor. Plastered walls and ceiling. Inset spotlights. Access to attic storage.

### **Living Room**

uPVC double glazed window to front. uPVC double glazed patio doors to rear. Fitted carpet. Plastered walls and ceiling. Inset ceiling spotlights.

### **Dining Room**

uPVC double glazed patio doors to rear. Wood effect flooring. Plastered walls and ceiling. Access to kitchen.

### **Kitchen**

uPVC double glazed windows to rear. Fitted kitchen comprising a range of wall mounted and base units with wood effect worktops. Plumbing for washing machine. Space for dishwasher. Integrated gas hob and electric oven. Chimney style extractor hood. Space for American style fridge freezer. Stainless steel sink unit with mixer tap. Spotlights to ceiling. Plastered walls and ceiling.

### **Lounge**

uPVC double glazed window to front. Plastered walls and ceiling. Electric fireplace with surround. Wall mounted lights. Fitted carpet. Radiator.

### **FIRST FLOOR**

### Landing

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

### W.C.

uPVC double glazed window to rear. W.C. Wood effect floor. Plastered walls and ceiling.

### Bedroom 1

uPVC double glazed window to front. Plastered walls and ceiling. Two storage cupboards, one housing Worcester combi gas central heating boiler. Fitted carpet.

### Bedroom 2

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

### Bedroom 3

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

### EXTERIOR

#### Front Garden

Enclosed front garden offering off-road parking. Vehicular and pedestrian gates. Paved pathway leading to front door. Laid to lawn. Decorative stone border.

#### Rear Garden

Paved patio area. Laid to lawn. Wood fencing. Shed. Access to front of property.

### 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

#### Current council tax banding

C

#### Current heating type

Combi

#### Tenure

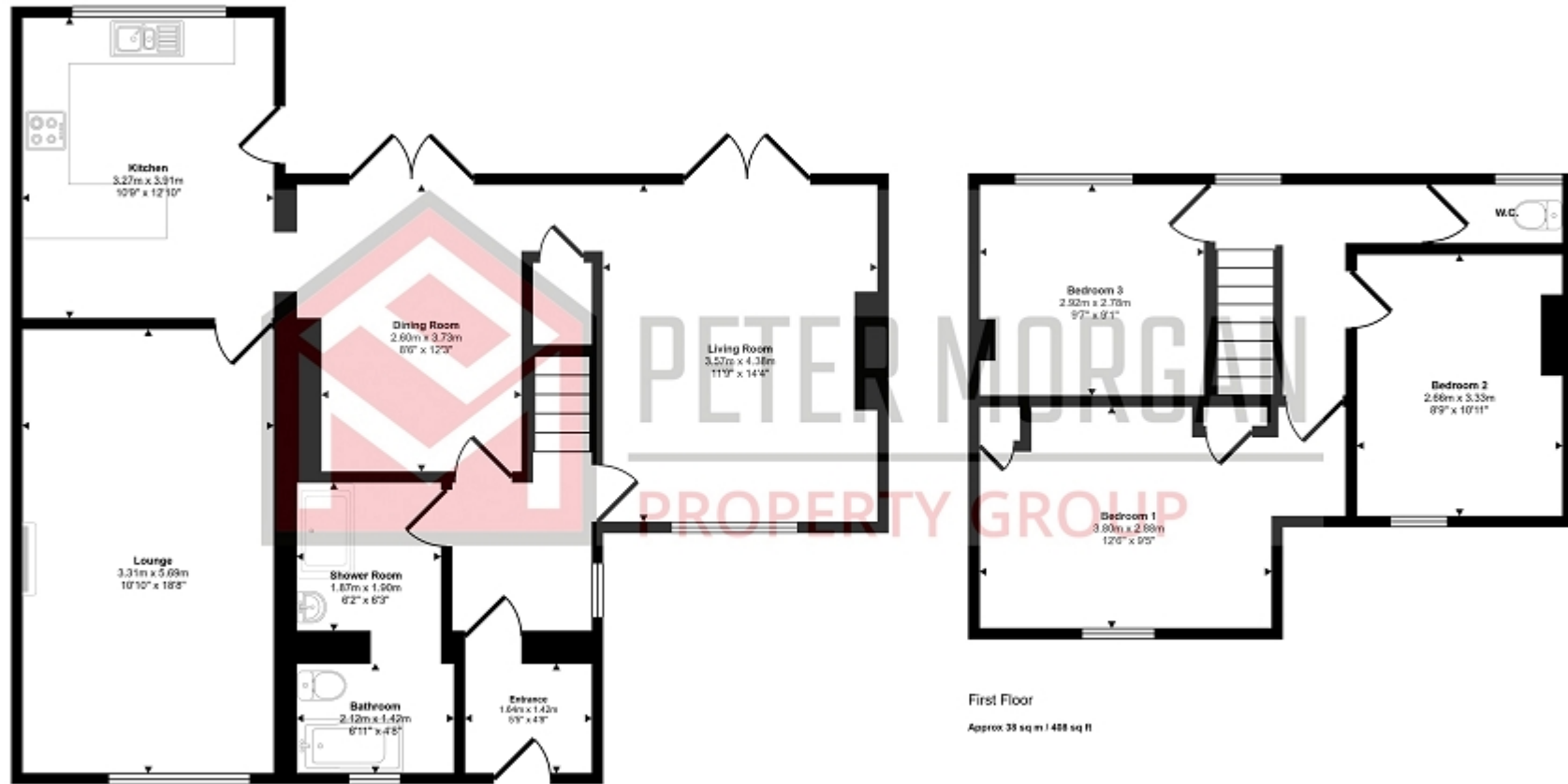
Freehold







Approx Gross Internal Area  
118 sq m | 1275 sq ft




Ground Floor

Approx 81 sq m | 867 sq ft

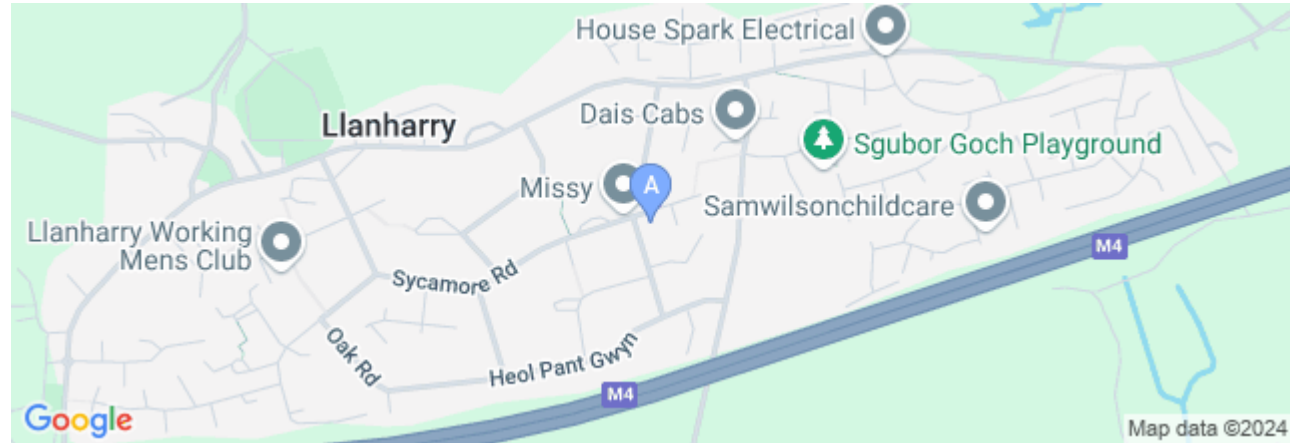
First Floor

Approx 35 sq m | 468 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+)	<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

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