



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



PETER MORGAN


17 Lanelay Close, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8JA

£385,000

Main Features

- Four bedroom semi detached
- Situated on a larger than average corner plot
- Off road parking for approximately 3 cars
- Open plan lounge/dining room
- Golf course views from first floor to rear
- Enclosed rear garden
- Approximately 3 miles to the M4
- Approximately 0.5 miles from Talbot Green retail park
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC:

General Information

FOUR BEDROOM SEMI DETACHED HOUSE ON A CORNER PLOT SITUATED IN A POPULAR CUL DE SAC IN TALBOT GREEN. OVERLOOKING LLANTRISANT GOLF COURSE FROM THE FIRST FLOOR. OPEN PLAN LOUNGE/DINING ROOM, HOTUB AND MORE 

Situated approx 0.5 miles from Talbot Green Shopping Centre. Approx 3.0 miles from M4 . Approx 1.6 miles from Royal Glamorgan Hospital.

This home has accommodation comprising ground floor hallway, open plan lounge/dining room, kitchen and conservatory. First floor landing, 2 double bedrooms, additional bedrooms, stairs to bedroom 4(loft). Off road parking for approx 3 cars, access to garage. Enclosed rear garden with hot tub to remain.

The property benefits from uPVC double glazed and combi gas central heating.

GROUND FLOOR

Hallway

Entrance via uPVC double glazed front door with side window. Tiled flooring. Built in under stairs storage. Stairs leading to first floor. Access to kitchen and lounge/dining room.

Lounge/Dining Room

uPVC double glazed windows to front and side. Wood effect flooring. Two radiators. Wall mounted electric fire. Dropped light fitting.

Kitchen

uPVC double glazed door to conservatory. uPVC double glazed window. Fitted kitchen with a range of wall and base units and matching wood effect worktops. Integrated gas hob and electric oven. Radiator. Electric consumer unit. Tiled flooring. Stainless steel bowl sink with mixer and extendable spray hose tap.

Conservatory

uPVC double glazed conservatory looking into north easterly facing rear garden. Radiator. Fitted carpet.

FIRST FLOOR

Landing

uPVC double glazed window. Fitted carpet. Staircase to bedroom 4.

Family Bathroom

uPVC double glazed window. Fitted bathroom suite comprising corner bath with main shower, WC, and wash hand basin. Wall mounted glass shower screen. Tiled flooring.

Bedroom 1

uPVC double glazed windows to front and side. Fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window to front. Fitted wardrobes. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear. Wood effect flooring. Plastered walls.

SECOND FLOOR

Bedroom 4

Two Velux windows. Fitted carpet. Integrated base units. Additional storage. Plastered walls and ceiling.

EXTERIOR

Front Garden

Corner plot. Off road parking for approx 3 cars. Access to rear garden. Access to garage.

Rear Garden

Enclosed North easterly facing rear garden overlooking Llantrisant golf club from first floor. Areas of lawn and decking with inset hot tub and timber pergola. Additional decking and timber pergola. Range of mature shrubs and plants.

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

Current council tax banding

D

Current heating type

Combi

Tenure (To be confirmed)

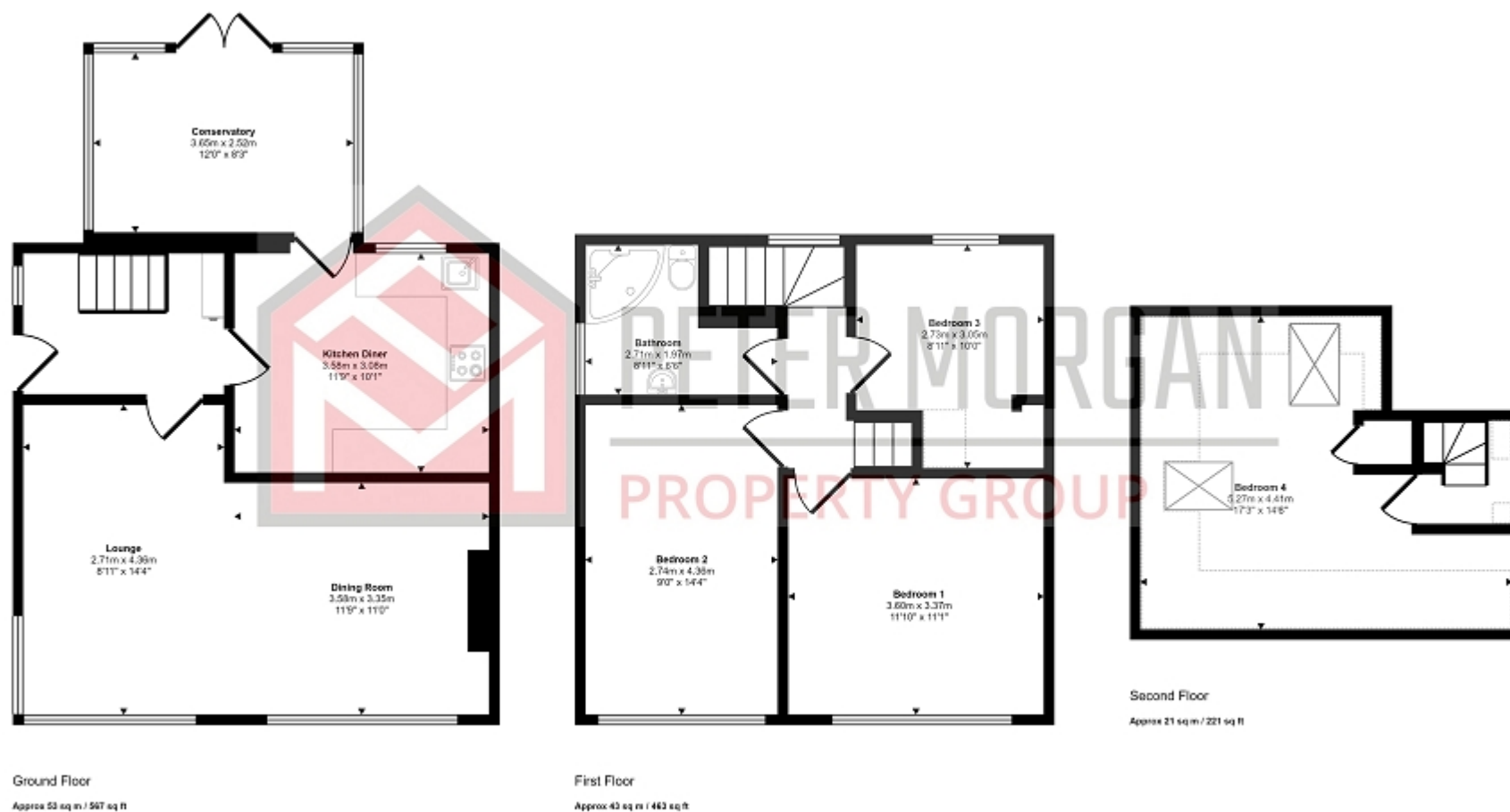
Freehold







Approx Gross Internal Area
118 sq.m / 1261 sq.ft



Denotes head height below 1.5m

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.

17 Lanelay Close, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8JA

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.

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

PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

talbotgreen@petermorgan.net

VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

