



2021  
WALES  
SALES  
GOLD WINNER  
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Lettings & Financial

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PETER MORGAN

**12 Fairview Close, Pontyclun, Mid Glamorgan. CF72 9EP**

**£265,000**

### **Main Features**

- Semi-detached Bungalow
- Four bedrooms
- Versatile accommodation
- Lounge with separate dining room
- Family bathroom
- Garage
- Front & rear gardens
- Conservatory
- Approximately 0.2 miles to Pont-Y-Clun Village
- Council Tax Band: D. EPC: E

### **General Information**

FOUR BEDROOM, SEMI DETACHED BUNGALOW, CONSERVATORY, GARAGE, FRONT & REAR GARDEN, PRIME LOCATION, LOUNGE WITH SEPARATE DINNING ROOM.

Situated in a desirable location approximately 0.2 miles to Pont-Y-Clun village offering access to public transport and an array of local amenities. Approximately 2.9 miles to Royal Glamorgan Hospital and 2.3 miles to Talbot Green Shopping Centre.

This extended semi detached bungalow comprises entrance hall, kitchen, lounge, dining room, conservatory, 4 versatile bedrooms, family bathroom, conservatory, garage and front & rear gardens.

### **Front**

Step leading to front door, predominantly laid to lawn, access to outdoor storage housing free standing gas central heating boiler

### **Entrance Hall**

UPVC double glazed front door, fitted carpet, access to lounge and kitchen, radiator

### **Kitchen**

PVC double glazed window to front, a range of wall and base units and contrasting worktops, tiled decorative splashback, tiled flooring, stainless steel sink with drainer and central mixer tap, electric eye-level oven and grill, electric hob with stainless steel splashback, plastered ceiling, plumbing for washing machine

### **Lounge**

UPVC double glazed window to front, fitted carpet, plastered ceiling, wall-mounted electric fire, radiator

### **Dining Room**

UPVC double glazed doors to conservatory, fitted carpet, radiator

### **Bedroom 1**

UPVC double glazed window to rear, plastered wall and ceiling, fitted carpet, integrated wardrobes and storage cupboards, radiator

### **Bedroom 2**

UPVC double glazed window to rear, fitted carpet, radiator

### **Bedroom 3**

UPVC double window to rear, wood effect flooring, radiator

### **Inner Hall**

Fitted carpet and access to storage

### **Bedroom 4**

UPVC double glazed window to front, fitted carpet, plastered ceiling

### Bathroom

UPVC double glazed window to side, electric shower over bath, WC, pedestal wash basin, access to storage housing hot water tank, radiator, tiled flooring and walls

### Conservatory

UPVC double glazed windows and doors, tiled flooring, electric sockets, radiator

### Garage

UPVC double glazed door to side, up and over door to front, electric and lighting

### Rear Garden

Steps up to enclosed rear garden predominantly laid to lawn, decking with sun terrace, patio walkways, fenced boundaries to one side and rear, gate to rear access

### Viewings

### Utilities

Mains electricity, mains water, mains gas, mains drainage

### Current council tax banding

D

### Current heating type

Gas

### Tenure (To be confirmed)

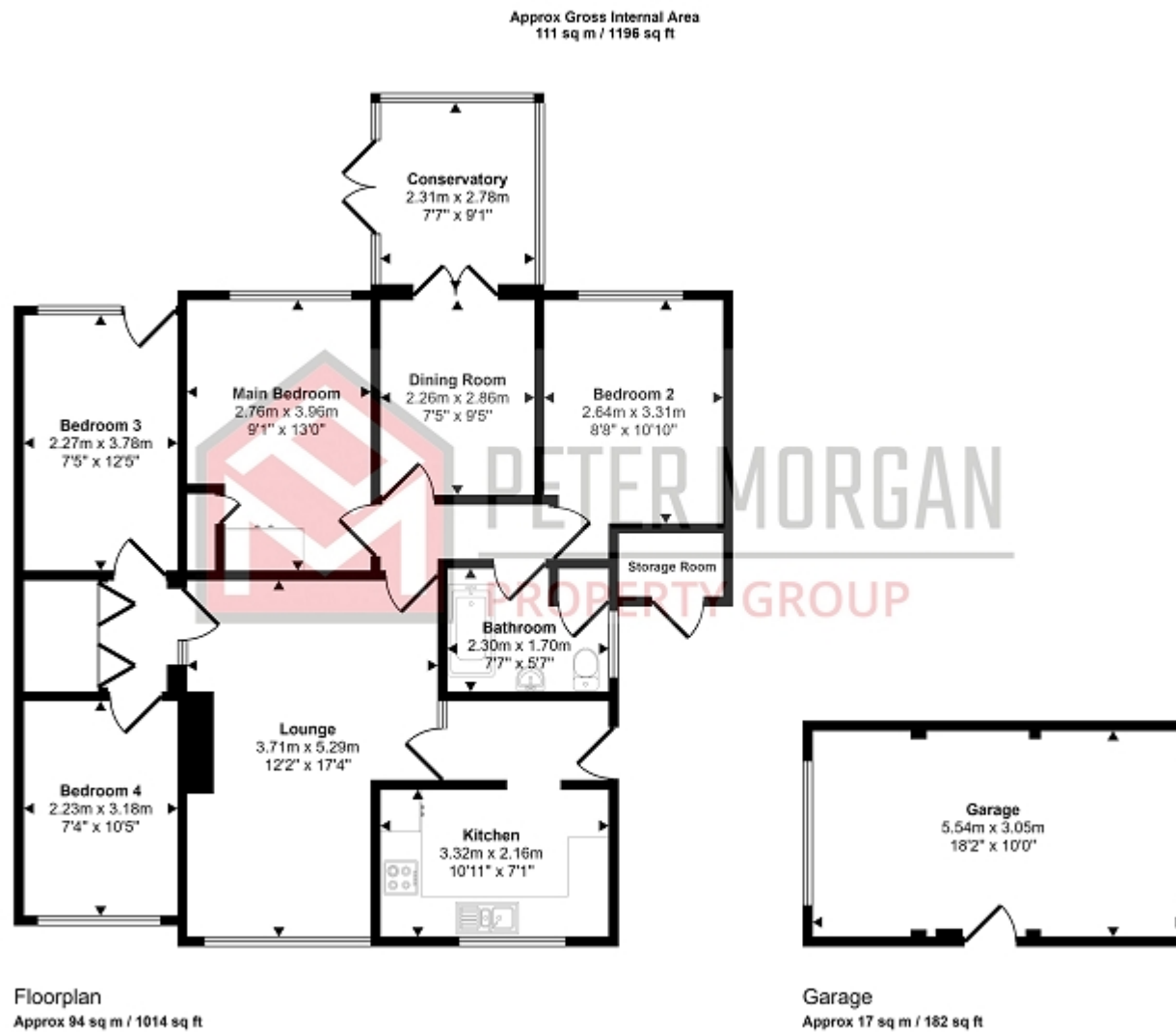
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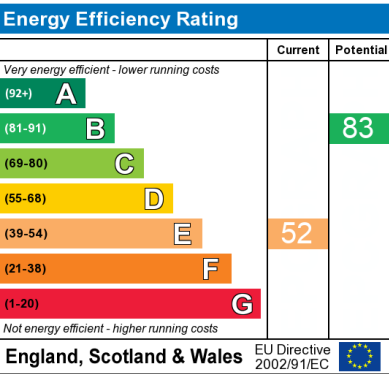






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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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