



PETER MORGAN

**27 Danygraig Crescent, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8AR**

**£290,000**

### **Main Features**

- More Photos Coming Soon!
- No onward chain
- Prime location in the heart of Talbot Green
- Three Bedrooms
- Garage and off road parking
- Downstairs W.C
- Cul de Sac location
- Close to all amenities
- Council Tax Band: D. EPC:
- Mortgage Advice Available

### **General Information**

THREE BEDROOM SEMI-DETACHED FAMILY HOME SITUATED ON A CUL DE SAC IN THE HEART OF TALBOT GREEN. GARAGE. CLOSE TO ALL AMENITIES.

Situated approx 0.6 miles to Talbot Green Shopping Centre. Approx 1.5 miles to Royal Glamorgan Hosptial. Approx 1.8 miles to M4. Approx 16.2 miles to Cardiff City Centre.

This home comprises entrance hall, lounge, living room, kitchen, first floor landing, family bathroom, 3 bedrooms. Enclosed rear garden. Off road parking to front.

This property benefits from uPVC double glazed and gas boiler.

### **GROUND FLOOR**

#### **Hallway**

#### **Lounge**

#### **Dining Room**

#### **Kitchen**

### **FIRST FLOOR**

#### **Landing**

#### **Family Bathroom**

#### **Bedroom 1**

#### **Bedroom 2**

#### **Bedroom 3**

### **EXTERIOR**

#### **Front Garden**

#### **Single Garage**

#### **Rear Garden**

### **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 [talbotgreen@petermorgan.net](mailto:talbotgreen@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

Gas


## Tenure (To be confirmed)

Freehold

Danygraig Crescent, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8AR

Property Floorplan Image

27 Danygraig Crescent, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8AR

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.

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

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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

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