



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



Main Features

- More Photos Coming Soon!
- No onward chain
- Prime location in the heart of Talbot
 Close to all amenities Green
- Three Bedrooms
- Garage and off road parking
- **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

- Downstairs W.C
- Cul de Sac location
- Council Tax Band: D. EPC:
- Mortgage Advice Available

FIRST FLOOR

Landing

Family Bathroom

Bedroom 1

Redroom 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 gualified 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 (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

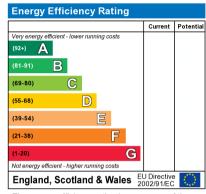
Utilities

Mains electricity, mains water, mains gas, mains drainage

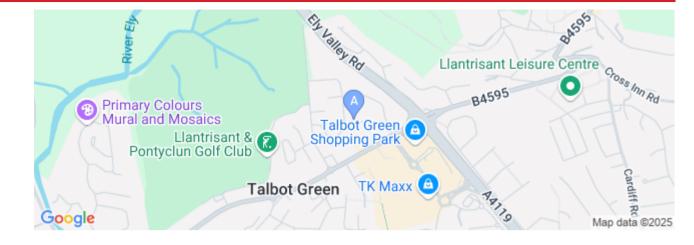
| Current council tax banding | D |
|-----------------------------|----------|
| Current heating type | Gas |
| Tenure (To be confirmed) | Freehold |

Property Floorplan Image

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



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 £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.

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

PETER MORGAN

PROPERTY. PROPERLY

NRLA

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





GUILD

PROPERT







() in ∭