



2021  
WALES  
SALES  
GOLD WINNER  
Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



PETER MORGAN

**10 Dan Caerlan, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8HB**

**£240,000**



## **Main Features**

- Three bedroom Semi Detached
- Off-road parking
- Enclosed rear garden
- Spacious open-plan kitchen and dining area
- Separate utility room
- uPVC double glazing throughout
- Combination boiler
- Convenient location with easy access to local amenities and transport links
- Council Tax Band: & EPC Rating:
- Mortgage Advice available

## **General Information**

This well-presented semi-detached home offers three bedrooms, off-road parking, and an enclosed rear garden. The bright open-plan kitchen and dining room provide a great space for entertaining, while the additional utility room adds extra convenience. The property also benefits from uPVC double glazing throughout and a combination boiler.

Situated approximately 0.9 miles from Talbot Green, 3.2 miles from Pontyclun Village, and 2.2 miles from the Royal Glamorgan Hospital, this home is ideally located for access to local amenities, transport links, and healthcare facilities. The layout comprises an entrance hall leading to a comfortable lounge, followed by a spacious open-plan kitchen and dining area with access to the utility room. Upstairs, the first-floor landing leads to three well-proportioned bedrooms and a modern family bathroom, offering ample space for a growing family or professionals alike.

## **Front**

Stable style gates, off road parking, outside security light

## **Entrance Hall**

uPVC double glazed front door, plastered walls, radiator, wood-effect flooring, stairs to the first floor.

## **Lounge**

uPVC double glazed window to front, plastered walls and ceiling, wood-effect flooring, access to storage, additional wall-mounted lights.

## **Open Plan Kitchen/ Dining Room**

uPVC double glazed patio doors offering indoor/outdoor living, range of wall and base units with contrasting worktops, integrated fridge freezer, integrated gas hob and electric oven, stainless steel extractor fan, plastered walls and ceiling, radiator, stainless steel sink with drainer and central mixer tap, extractor fan.

## **Utility**

Plumbing for washing machine, space for tumble dryer, electric and lighting

## **FIRST FLOOR**

## **Landing**

uPVC double glazed window, fitted carpet, access to bedrooms and family bathroom

## **Family Bathroom**

uPVC double glazed window to rear, WC, wash hand basin with waterfall tap set in a vanity base unit, main shower over bath with folding glass door, floor-to-ceiling tiling, plastered ceiling, extractor fan, radiator, tiled flooring.

## **Bedroom 1**

uPVC double glazed windows to front with far-reaching views, fitted carpet, plastered walls and ceiling, built-in wardrobes and storage.

## **Bedroom 2**

uPVC double glazed window to rear, fitted carpet, plastered walls, radiator.

### Bedroom 3

uPVC double glazed windows to front, fitted carpet, radiator, plastered walls.

### Rear Garden

Low maintenance enclosed rear with patio leading to decking, access to outbuilding

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains drainage, mains gas

### Current council tax banding

C

### Current heating type

Not Specified

### Tenure (To be confirmed)

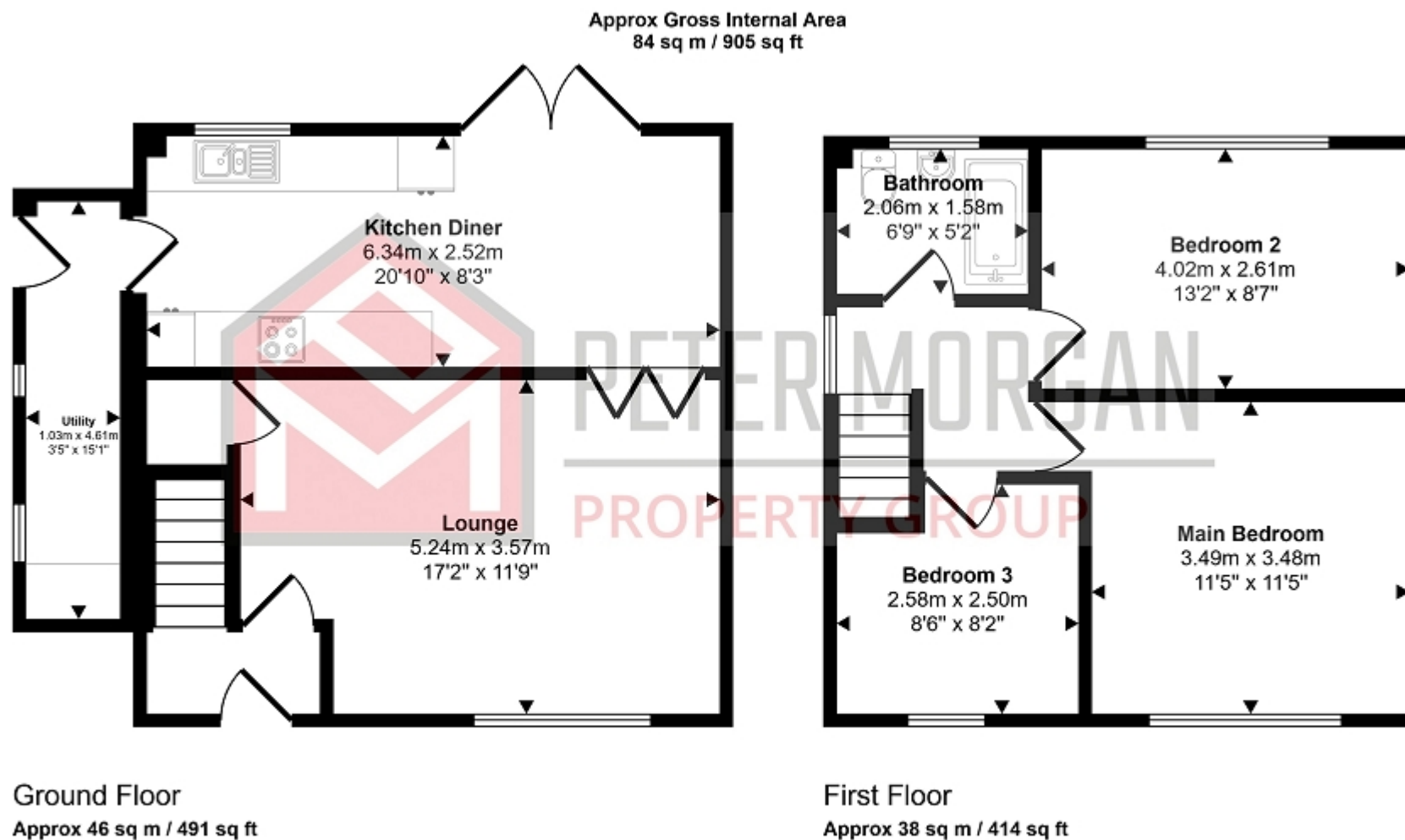
Freehold











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.



10 Dan Caerlan, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8HB

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>Hub</div> <div>npt@petermorgan.net 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>Hub</div> <div>talbotgreen@petermorgan.net lettingstg@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Carmarthen</div> <div>Hub</div> <div>carmarthen@petermorgan.net lettingscm@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>	<div>Cardiff</div> <div>Hub</div> <div>cardiff@petermorgan.net lettingscd@petermorgan.net</div> <div>144 Crwys Road, Cathays Cardiff CF24 4NP</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](mailto:talbotgreen@petermorgan.net)

VAT No : **821850148**

**[www.petermorgan.net](http://www.petermorgan.net)**  
**03300 563 555**



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

