



2021
WALES
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PETER MORGAN

8 Jubilee Street, Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9RF

£150,000

Main Features

- NO ONWARD CHAIN!
- Two Bedroom Mid Terrace Property
- Y Pant Catchment Area
- Approx 0.6 miles to Dolau primary school
- Convenient For Access to M4
- Downstairs W.C and Utility area
- Rear Lane Access
- Council Tax Band: B & EPC Rating: TBC
- Need A Mortgage? We Can Help!

General Information

This two-bedroom home offers a range of desirable features, including an enclosed rear garden, a downstairs W.C., and rear lane access. The open-plan lounge and dining area provide a spacious and inviting living space, while the kitchen with a breakfast area adds to the home's practicality.

Conveniently located with easy access to the M4, this property is approximately 2.9 miles from Talbot Green Shopping Centre, 0.6 miles from Dolau Primary School, and 3.4 miles from the Pencoed Interchange for the M4. It also falls within the Y Pant catchment area, making it an excellent choice for families.

The ground floor comprises an entrance hall, an open-plan lounge and dining room, a kitchen with a breakfast area, a utility area, and a W.C.

On the first floor, there is a landing, a family bathroom, and two bedrooms.

This property is being sold with vacant possession, offering a fantastic opportunity for buyers looking for a well-located home with excellent nearby amenities.

Don't miss out—schedule a viewing today!

Entrance Hallway

UPVC double glazed door to front, UPVC double glazed window to side, tiled flooring, plastered walls and ceiling

Open Plan Lounge/ Dining Room

UPVC double glazed windows to front, open plan lounge /dining room, plastered walls, access to storage, wood effect flooring, two radiators, access to kitchen

Kitchen/ Breakfast Area

UPVC double glazed window to rear, range of wall and base units with contrast marble effect worktops, stainless steel sink with drainer, space for electric oven, space for dining table and chairs, radiator, access to utility area, w.c and rear garden

Utility

UPVC double glazed door, plastered walls, tiled flooring, plumbing washing machine, vent for tumble dryer

W.C.

UPVC double glaze window, tiled flooring, WC, plastered walls,

FIRST FLOOR

First Floor Landing

Fitted carpet, access to two bedroom and family bathroom

Bedroom One

UPVC double glaze windows to front, double bedroom, fitted carpet, plastered walls and ceiling, access to storage cupboard, radiator

Bedroom Two

UPVC double glazed window to rear, fitted carpet, plastered walls, radiator

Family Bathroom

UPVC double glazed window to rear, mains shower over bath, vinyl flooring,, wash hand basin with central mixer tap, storage unit housing Combi baxi boiler, radiator

Front

Enclosed front garden leading to front door, low maintenance

Rear Garden

Enclosed rear garden, patio leading to additional raised hardstand,access to outhouse/storage, access to rear lane

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

B

Current heating type

Gas

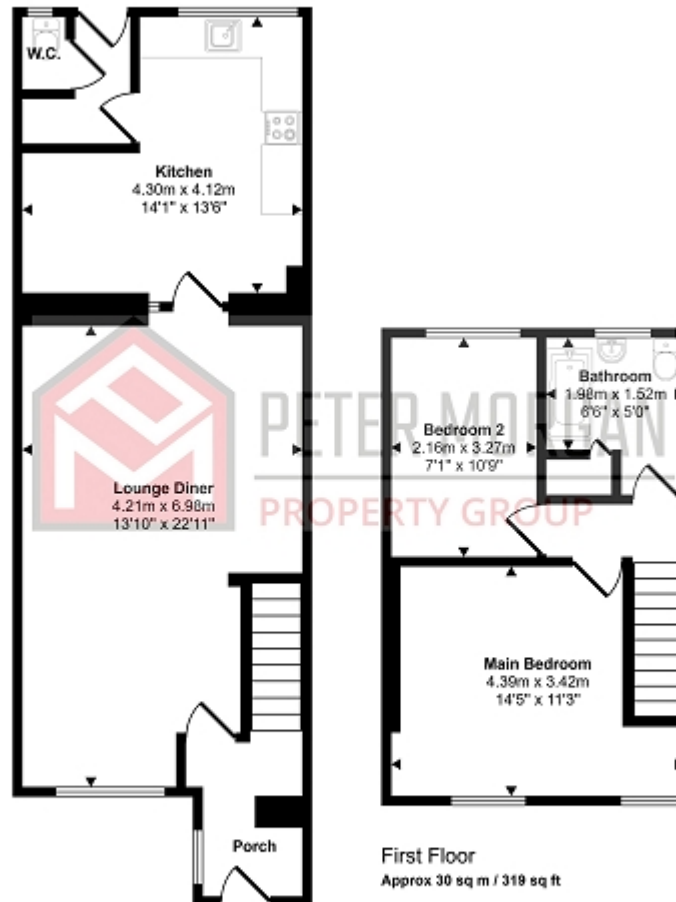
Tenure (To be confirmed)

Freehold





Approx Gross Internal Area
81 sq m / 875 sq ft



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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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.

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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.

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