



2021  
WALES  
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PETER MORGAN

**7 Stryd Portref, Tonyrefail, Tonyrefail, Porth, South Glamorgan, CF39 8QG**

**£300,000**

### Main Features

- Four Bedroom Mid Terrace Home
- Approx 7 Years NBC Warranty
- Efficient on Solar Panel Energy
- Open Plan Kitchen/Dining Room
- Off Road Parking for Multiple Vehicles
- Underfloor Heating to Ground Floor
- uPVC Double Glazing Throughout
- Gas Central Heating
- EPC Rating: A & Council Tax Band: D
- Mortgage Advice Available

### General Information

This stunning four-bedroom detached home is located just a short distance from local amenities, including Talbot Green (approx. 5.1 miles), the Royal Glamorgan Hospital (approx. 4.1 miles), and a local bus station (approx. 5.3 miles). Designed for modern living, this property combines stylish interiors with energy-efficient features, including a 7-year NBC warranty and solar panel energy efficiency.

The home benefits from underfloor heating throughout the ground floor and a host of other desirable features, making it the perfect choice for families seeking comfort and convenience. The property is also fitted with made-to-measure blinds and solar panels that will remain with the property upon purchase

### Front

Pathway leading to partially double glazed composite front door, predominantly rendered with shrubs surrounding, access to driveway with UV charging point

### Entrance Hall

UPVC double-glazed door to the front, UPVC double-glazed window to the side, tiled flooring, plastered walls and ceiling, decorative light fittings, access to downstairs storage cupboard, access to downstairs WC, underfloor heating.

### Kitchen / Dining Room

UPVC double-glazed bay window to the front, UPVC double-glazed window to the rear, UPVC double-glazed patio door to the side, range of stylish wall and base units with contrasting marble-effect worktops, grated electric oven, integrated electric induction hob, integrated Beko dishwasher, plastered walls and ceiling, inset ceiling spotlights, wall-mounted stainless steel extractor fan, underfloor heating.

### Living Room

UPVC double-glazed window to the front, UPVC double-glazed patio doors to the rear, wood-effect flooring, underfloor heating.

### W.C.

WC, wash hand basin, plastic walls and ceiling, inset ceiling spotlights, extractor fan, tiled floor with underfloor heating.

### First Floor Landing

UPVC double-glazed window, plastered walls and ceiling, decorative light fittings, access to attic, fitted carpet.

### Bedroom 1

UPVC double-glazed window to the front, fitted carpet, plastered walls and ceiling, radiator, access to ensuite.

### En Suite

Glass sliding shower doors, hard plastic walls and ceiling, inset ceiling spotlights, WC, wash hand basin with central mixer tap.

### Bedroom 2

UPVC double-glazed window to the front, fitted carpet, plastered walls and ceiling.

### Bedroom 3

UPVC double-glazed window to the front, fitted carpet, plastered walls and ceiling.

### Bedroom 4

UPVC double-glazed window to the front, fitted carpet, plastered walls and ceiling.

### Rear Garden

Patio leading into an area of lawn, patio sun terrace, enclosed garden, decorative slates.

### Viewings

Strictly By Appointment Only

### Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas - Not tested by Peter Morgan

### Current council tax banding

A

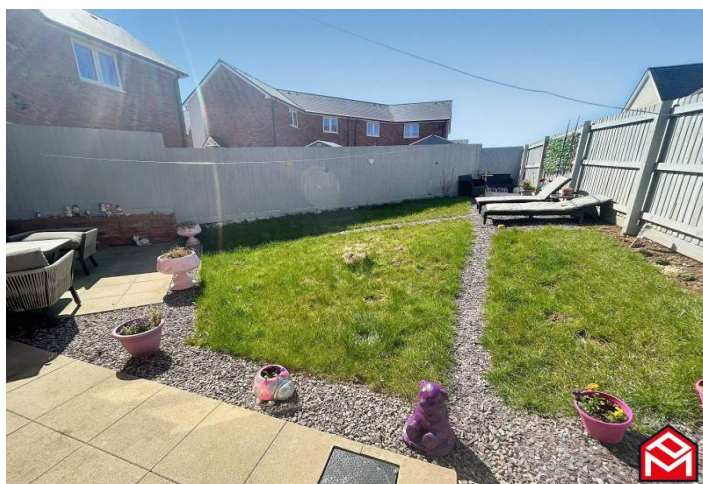
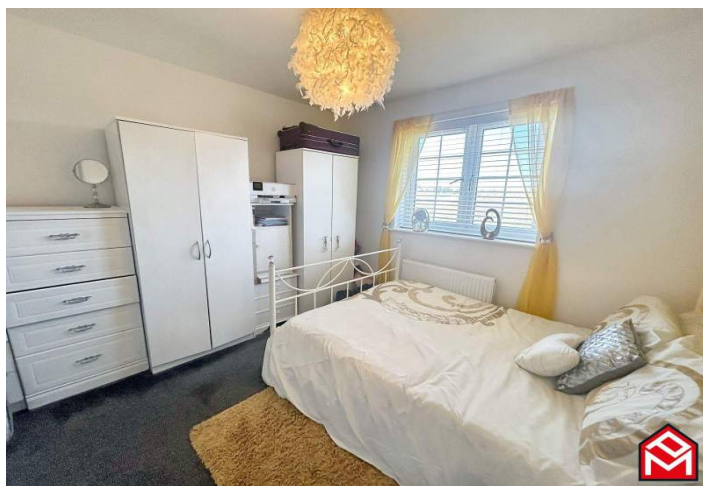
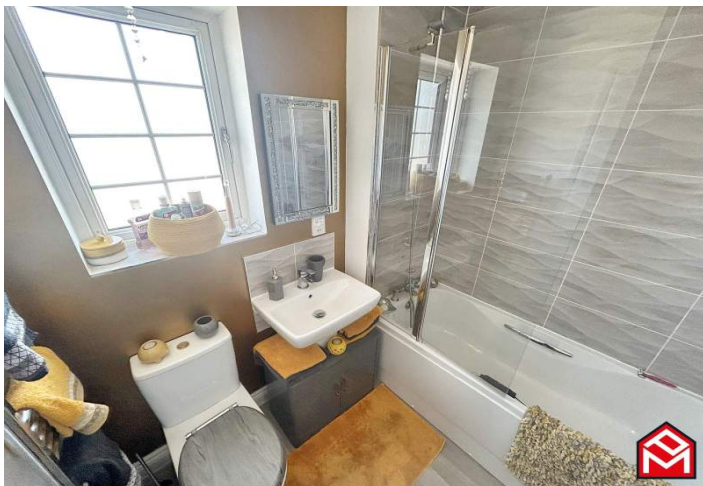
### Current heating type

Gas

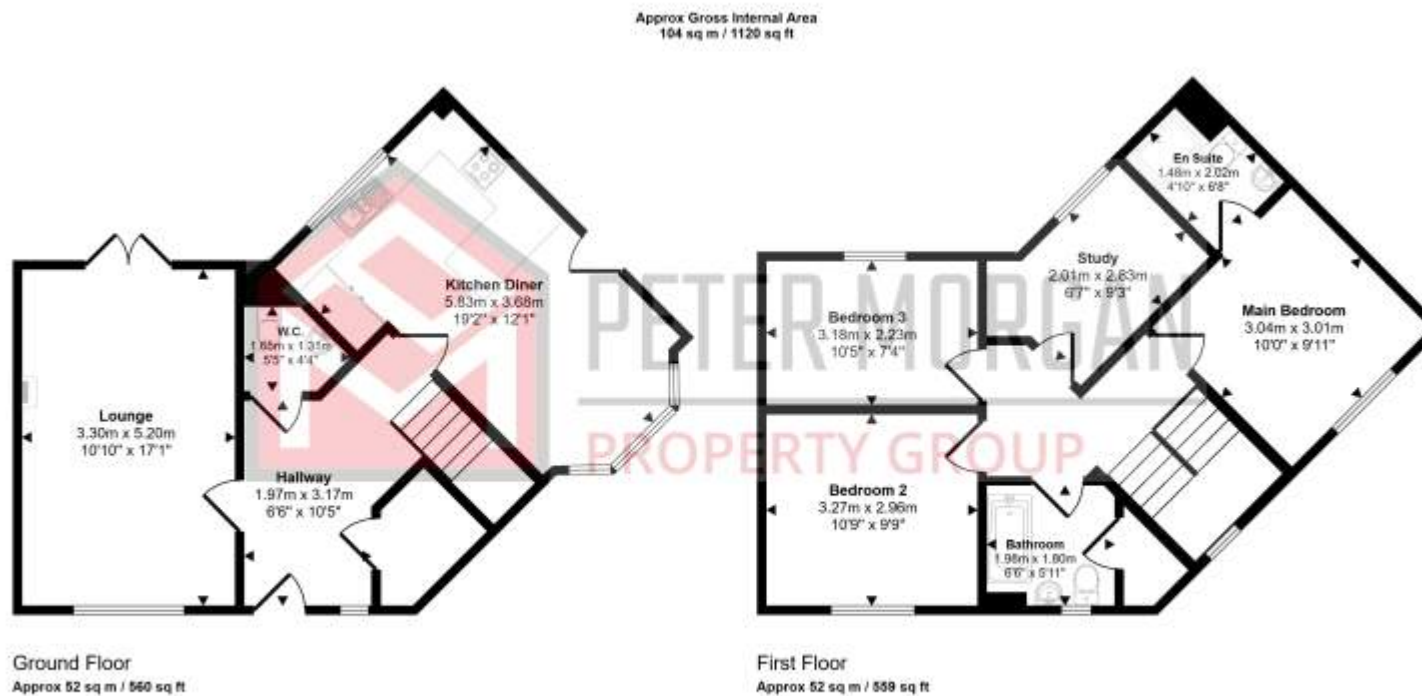
### Tenure (To be confirmed)

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	99	103
(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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# 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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