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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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**8 Dan Y Fron, Tonyrefail, Porth, Rhondda Cynon Taf, CF39 8AZ**



**PETER MORGAN**

**£240,000**

### **Main Features**

- No Onward Chain
- Three Storey Townhouse
- Wrap Around Rear/Side Garden
- Outdoor Storage/Home Office with Electric
- Bedroom with Ensuite Shower Room
- Downstairs WC
- Open-plan Kitchen/Diner
- Garage with Off-road Parking
- EPC Rating: C & Council Tax Band: C
- Mortgage Advice Available

### **General Information**

Modern four-bedroom home located in a quiet cul-de-sac, featuring a garage, enclosed rear garden, off-road parking, and a spacious open-plan kitchen/dining area.

Conveniently situated approximately 4.4 miles from the Royal Glamorgan Hospital, 0.6 miles from Tonyrefail Leisure Centre, and around 4.5 miles from Tonyrefail village.

The accommodation comprises: entrance hall, open-plan kitchen/dining room, lounge, rear garden, first floor landing, three bedrooms, family bathroom, second floor landing, and a top-floor master bedroom with en suite.

### **Front**

Patio leading to front door, area of lawn, access to rear garden and garage.

### **Entrance Hall**

UPVC double front doors, wood-effect flooring, access to WC, and stairs to the first floor.

### **Kitchen/Diner**

UPVC double bay window to front, tiled flooring, wall and base units with contrasting marble-effect worktops, integrated gas hob and electric oven, space for freestanding fridge freezer, plumbing for washing machine, stainless steel sink with drainer, storage cupboard housing combi boiler, and ceiling spotlights.

### **Living Room**

UPVC double-glazed doors to rear, UPVC double-glazed windows to rear, media wall, wood-effect flooring, radiator.

### **W.C.**

UPVC double-glazed window to front, WC, corner wash hand basin, electrical consumer unit, plastered walls and ceiling, tiled flooring, radiator.

### **FIRST FLOOR**

#### **First Floor Landing**

Fitted carpet, access to three bedrooms, family bathroom, and storage cupboard

#### **Bedroom 2**

UPVC double-glazed window to rear, fitted carpet, radiator, fitted wardrobes.

#### **Family Bathroom**

UPVC double glazed opaque window to rear, floor-to-ceiling tiled walls, vinyl flooring, WC, pedestal wash basin, bath with electric shower over

#### **Bedroom 3**

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



### Bedroom 4

UPVC double-glazed window to rear, fitted carpet, plastered walls and ceiling, radiator.

### SECOND FLOOR

### Bedroom 1

UPVC double-glazed windows to front, fitted carpet, plastered walls and ceiling, built-in wardrobe, access to ensuite.

### En-suite shower room

UPVC double-glazed window, mains shower with glass shower cubicle, WC, wash hand basin, mosaic tile-effect flooring, floor-to-ceiling tiling, extractor fan.

### Rear Garden

Enclosed garden with patio leading to decorative stone area. Side garden provides access to the garage and outhouse.

### Viewings

Strictly By Appointment Only

### Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

### Current council tax banding

C

### Current heating type

Gas

### Tenure (To be confirmed)

Not Specified

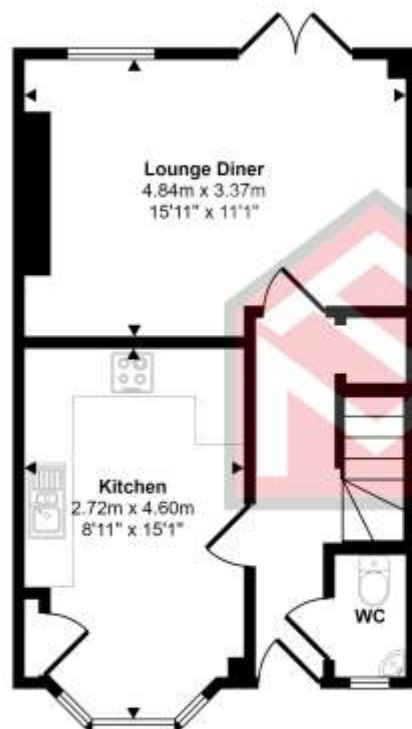








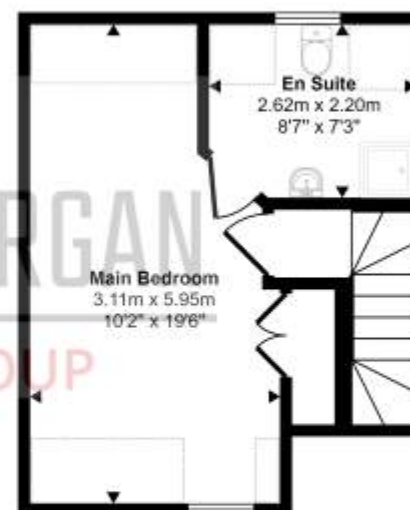
Approx Gross Internal Area  
101 sq m / 1091 sq ft



Ground Floor  
Approx 37 sq m / 402 sq ft



First Floor  
Approx 37 sq m / 396 sq ft

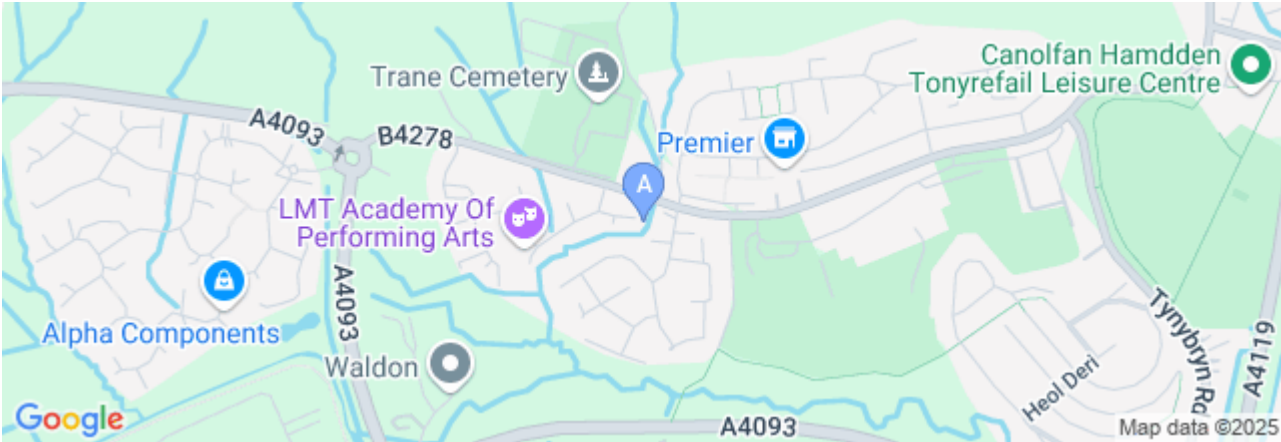
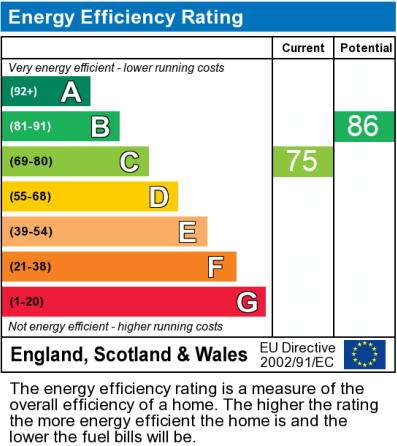


Second Floor  
Approx 27 sq m / 292 sq ft

Denotes head height below 1.5m

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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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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