



2021  
WALES  
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PETER MORGAN

**36 Bridgend Road , Llanharan, Pontyclun, Rhondda Cynon Taff. CF72 9RA**

**£115,000 Guide Price**



Main Features

- Detached property in Need of Renovation
- 1 x 3 bedroom flat to first floor
- 1 x 2 bedroom flat ground floor
- Dance hall to rear
- Situated in The Heart of Llanharan
- Convenient for Railway station, Shops and local amenities
- Council Tax Each Flat : B
- EPC on First Floor Flat D
- For Sale by Modern Auction-T & C'S apply
- Vacant Possession

General Information

A fantastic opportunity to acquire a detached property with plenty of potential, located in the heart of Llanharan. The building currently comprises a first-floor apartment offering three bedrooms, which is presently occupied. There is also the possibility to create a two-bedroom apartment on the ground floor, subject to the completion of necessary works and the appropriate planning approvals.

To the rear of the property is an adjoining dance hall, which is included in the sale. This space requires full modernisation but offers great potential for conversion or redevelopment, depending on the buyer's vision and needs.

The property enjoys a highly convenient location, within easy reach of local shops, amenities, and public transport links, including both rail and bus services. The M4 motorway is also easily accessible, with Junction 35 approximately 3.5 miles away and Junction 34 around 7 miles from the property.

Offered for sale with partially vacant possession, this property represents a rare opportunity for investors, developers, or buyers seeking a project in a well-connected and popular area.

Viewings

Strictly By Appointment Only

Utilities

Current council tax banding	B
Current heating type	Not Specified
Tenure (To be confirmed)	Freehold

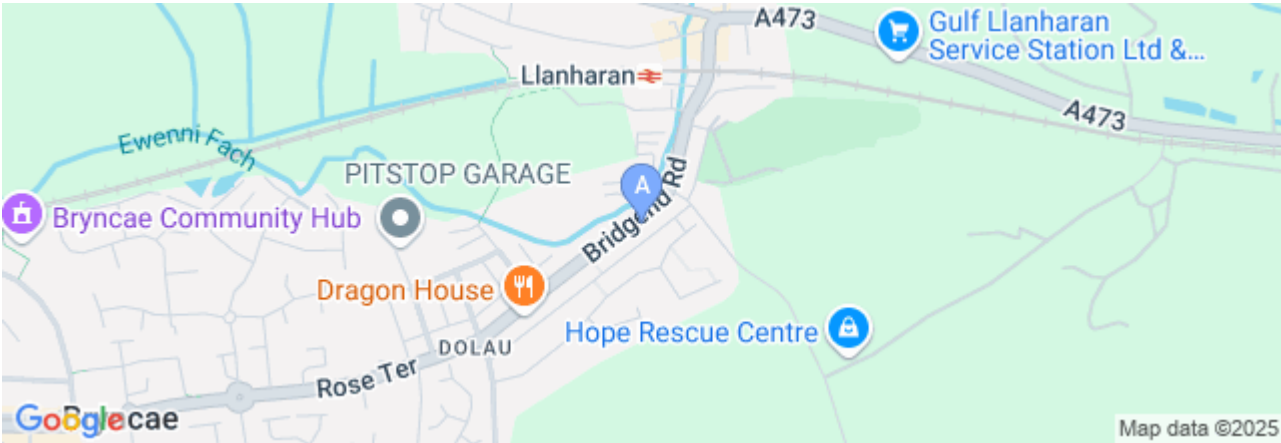
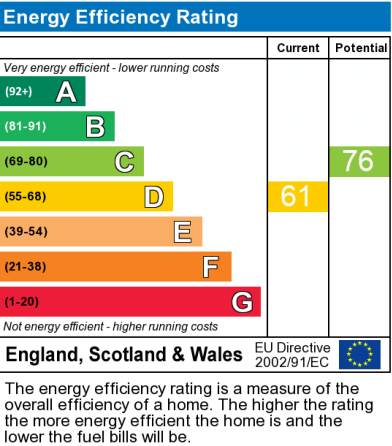








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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The 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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# 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.

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