

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

21 Clos Lancaster, Llantrisant, Nr Pontyclun, RCT. CF72 8QP

£170,000

Main Features

- For Sale by Modern Auction – T & C's apply
- Buyers Fees Apply
- Subject to Reserve Price
- Garage and off-road parking
- Family bathroom and W.C.
- Close to Talbot Green Retail Village
- uPVC double glazing
- EPC: C - Council Tax: D
- Three Bedrooms

General Information

Nestled in the highly sought-after Penygawsi Estate, this three-bedroom semi-detached property offers convenience and accessibility. Situated just a stone's throw from the bustling Talbot Green Retail Village, you'll find an array of shops, supermarkets, and excellent transport links right on your doorstep. Families will also appreciate the close proximity to the highly regarded Penygawsi Primary School, making this an excellent choice for those with young children. The property itself boasts three bedrooms, two reception rooms and a family bathroom. Further features include a garage and off-road parking, as well as uPVC double glazing and gas central heating. Adding further appeal, this property is offered to the market with no onward chain. This home combines location, practicality, and potential—don't miss your chance to view this gem in the heart of Penygawsi Estate!

Accommodation

Porch

3 5 x 3 5 (1.04m x 1.04m)

UPVC double glazed window, fitted carpet

W.C.

2 4 x 5 8 (0.71m x 1.73m)

UPVC double glazed window, fitted with toilet and wash, hand basin, fitted carpet, smooth, finish to walls and ceiling.

Living Room

11 0 x 14 0 (3.35m x 4.26m)

UPVC double glazed window, fitted carpet, feature wall, radiator, numerous electric points.

Dining Room

8 4 x 9 4 (2.54m x 2.84m)

UPVC double glazed window, fitted carpet, radiator, numerous electric points.

Kitchen

7 6 x 9 7 (2.28m x 2.92m)

UPVC double glazed window, fitted kitchen with a range of wall and floor cupboards, with contrasting marble effect worktops, Plumbing for washing machine, numerous electric points, access to storage, UPVC double glazed door to rear garden.

FIRST FLOOR

Landing

Window, Door to Storage cupboard.

Bathroom

5 5 x 6 1 (1.65m x 1.85m)

UPVC double glazed window, fitted bathroom suite with toilet, wash, hand basin and bath, fitted carpet, floor to ceiling tiled.

Bedroom One

11 9 x 11 1 (3.58m x 3.38m)

UPVC double glazed window, general size, bedroom, large double door built in wardrobe, fitted carpet, numerous electric points, access to storage.

Bedroom Two

11 0 x 8 6 (3.35m x 2.59m)

UPVC double glazed window, built in storage, fitted carpet, numerous electric points, radiator, access to storage.

Bedroom Three

8 3 x 7 3 (2.51m x 2.21m)

UPVC double glazed window, fitted carpet, numerous electric points, radiator, access to storage cupboard.

EXTERNALLY

Front Garden

Generous amount of off-road parking.

Rear Garden

Enclosed rear garden Low maintenance, patio with decorative stones, access to Garage

C

Tenure

FREEHOLD.

Auctioneer Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The successful buyer will pay £349.00 including VAT for this pack which you must view before bidding. You do not pay just to view the pack, only if you are the successful bidder.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £7,080.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Viewings

Utilities

Mains electricity, mains water, mains gas, mains drainage (Not tested)

Current council tax banding D

Current heating type Gas

Tenure (To be confirmed) Freehold



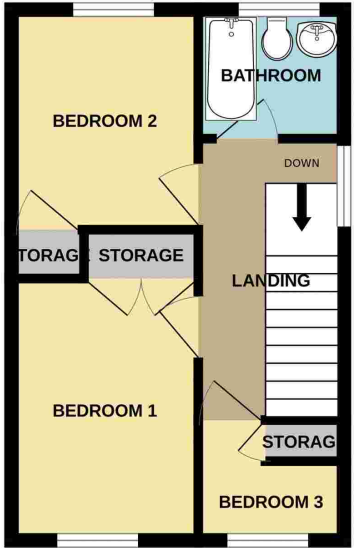


Clos Lancaster, Llantrisant, Nr Pontyclun, RCT. CF72 8QP

GROUND FLOOR




1ST FLOOR



21 CLOS LANCASTER

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

21 Clos Lancaster, Llantrisant, Nr Pontyclun, RCT. CF72 8QP

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(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.

Neath Hub	Neath Financial Services	Bridgend Sales Hub	Talbot Green Hub	Carmarthen Hub	Cardiff Hub
npt@petermorgan.net lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	talbotgreen@petermorgan.net lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	carmarthen@petermorgan.net lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	cardiff@petermorgan.net lettingscd@petermorgan.net 144 Crwys Road, Cathays Cardiff CF24 4NP

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

ESTAS
★★★★★

BEST IN POSTCODE
WINNER 2025

#customerserviceawards

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

VAT No : **821850148**

www.petermorgan.net
03300 563 555



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

