

17 Lanelay Close, Talbot Green, Pontyclun, Rhondda Cynon Taff. CF72 8JA

£375,000

Main Features

- Four bedroom semi detached
- Situated on a larger than average corner plot
- Off road parking for approximately 3 cars
- Open plan lounge/dining room
- Golf course views from first floor to rear
- Enclosed rear garden
- Approximately 3 miles to the M4
- Approximately 0.5 miles from Talbot Green retail park
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC:

General Information

FOUR BEDROOM SEMI DETACHED HOUSE ON A CORNER PLOT SITUATED IN A POPULAR CUL DE SAC IN TALBOT GREEN. OVERLOOKING LLANTRISANT GOLF COURSE FROM THE FIRST FLOOR. OPEN PLAN LOUNGE/DINING ROOM, HOTUB AND MORE ...

Situated approx 0.5 miles from Talbot Green Shopping Centre. Approx 3.0 miles from M4 . Approx 1.6 miles from Royal Glamorgan Hospital.

This home has accommodation comprising ground floor hallway, open plan lounge/dining room, kitchen and conservatory. First floor landing, 2 double bedrooms, additional bedrooms, stairs to bedroom 4(loft). Off road parking for approx 3 cars, access to garage. Enclosed rear garden with hot tub to remain.

The property benefits from uPVC double glazed and combi gas central heating.

GROUND FLOOR

Hallway

Entrance via uPVC double glazed front door with side window. Tiled flooring. Built in under stairs storage. Stairs leading to first floor. Access to kitchen and lounge/dining room.

Lounge/Dining Room

uPVC double glazed windows to front and side. Wood effect flooring. Two radiators. Wall mounted electric fire. Dropped light fitting.

Kitchen

uPVC double glazed door to conservatory. uPVC double glazed window. Fitted kitchen with a range of wall and base units and matching wood effect worktops. Integrated gas hob and electric oven. Radiator. Electric consumer unit. Tiled flooring. Stainless steel bowl sink with mixer and extendable spray hose tap.

Conservatory

uPVC double glazed conservatory looking into north easterly facing rear garden. Radiator. Fitted carpet.

FIRST FLOOR

Landing

uPVC double glazed window. Fitted carpet. Staircase to bedroom 4.

Family Bathroom

uPVC double glazed window. Fitted bathroom suite comprising corner bath with main shower, WC, and wash hand basin. Wall mounted glass shower screen. Tiled flooring.

Bedroom 1

uPVC double glazed windows to front and side. Fitted carpet. Radiator.

Bedroom 2

uPVC double glazed window to front. Fitted wardrobes. Fitted carpet.

Bedroom 3

uPVC double glazed window to rear. Wood effect flooring. Plastered walls.

SECOND FLOOR

Bedroom 4

Two Velux windows. Fitted carpet. Integrated base units. Additional storage. Plastered walls and ceiling.

EXTERIOR

Front Garden

Corner plot. Off road parking for approx 3 cars. Access to rear garden. Access to garage.

Rear Garden

Enclosed North easterly facing rear garden overlooking Llantrisant golf club from first floor. Areas of lawn and decking with inset hot tub and timber pergola. Additional decking and timber pergola. Range of mature shrubs and plants.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at bcb@petermorgan.net (fees will apply on completion of the mortgage).

General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding

D

Current heating type

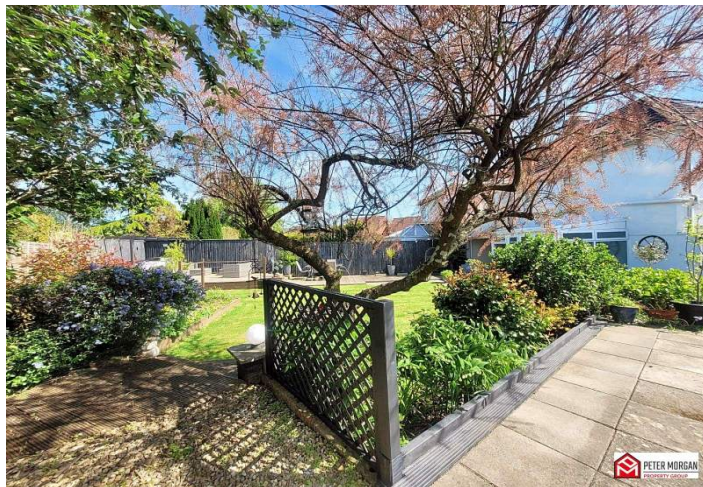
Combi

Tenure

Freehold

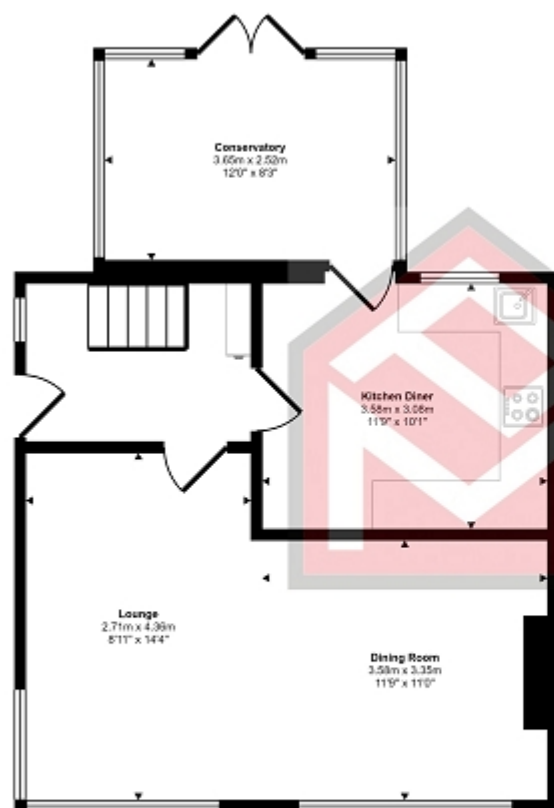








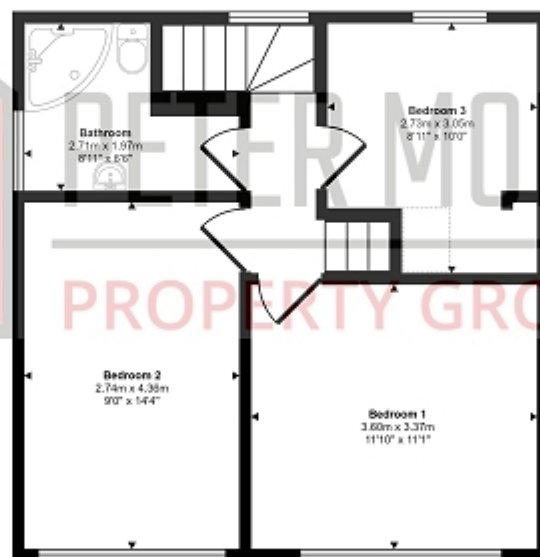
Approx Gross Internal Area
118 sq.m / 1261 sq.ft



Ground Floor

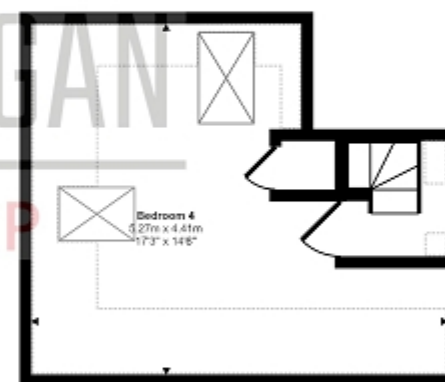
Approx 53 sq.m / 567 sq.ft

 Denotes head height below 1.5m



First Floor

Approx 43 sq.m / 463 sq.ft

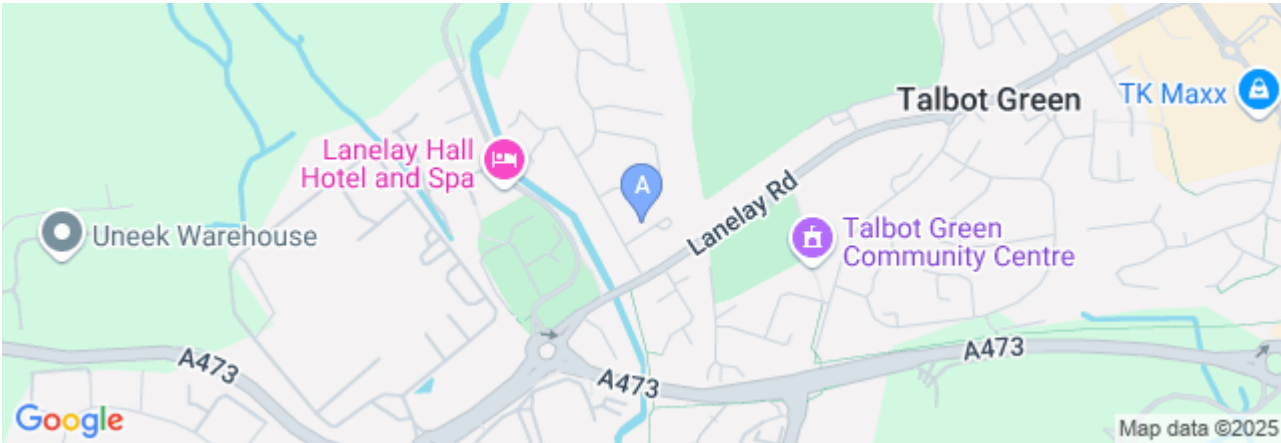
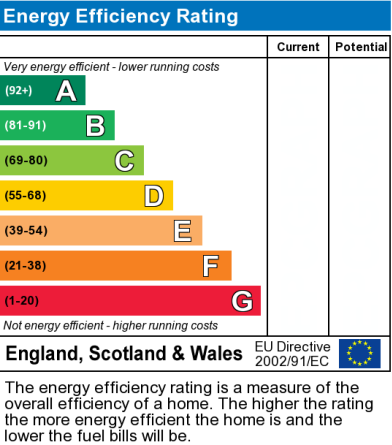


Second Floor

Approx 21 sq.m / 221 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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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

npt@petermorgan.net
lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath
Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend
Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green
Hub

talbotgreen@petermorgan.net
lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen
Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff
Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

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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

