



ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



1 Heol Sticil-y-beddau, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8BT



PETER MORGAN

£160,000

Main Features

- Two bedroom
- Fitted kitchen
- Fitted bathroom
- Rare To Market
- Far reaching views
- FREEHOLD
- Council Tax - B
- EPC - D

General Information

Peter Morgan Property Group are pleased to bring to market this Two bedroom property in Old Llantrisant.

This property offers Lounge, Kitchen and ground floor bathroom. 2 Double bedrooms to the first floor.

Prime location with easy access to Talbot green shopping centre and links to M4.

Offering far reaching views from both bedrooms.

GROUND FLOOR

Lounge

Double glazed window, wood effect flooring, radiator, wood stairs to first floor

Kitchen

Double glazed window, fitted kitchen with a range of wall and floor cupboards and contrasting worktops, stainless steel and drainer, wood effect flooring, radiator

Family Bathroom

Double glazed windows, fitted bathroom with shower over bath, W.C, wash hand basin, tiled flooring, radiator.

FIRST FLOOR

Bedroom 1

Double glazed window, wood effect flooring, radiator, access to storage, far reaching views

Bedroom 2

Double glazed window, wood effect flooring, radiator, access to storage, Far reaching views

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)

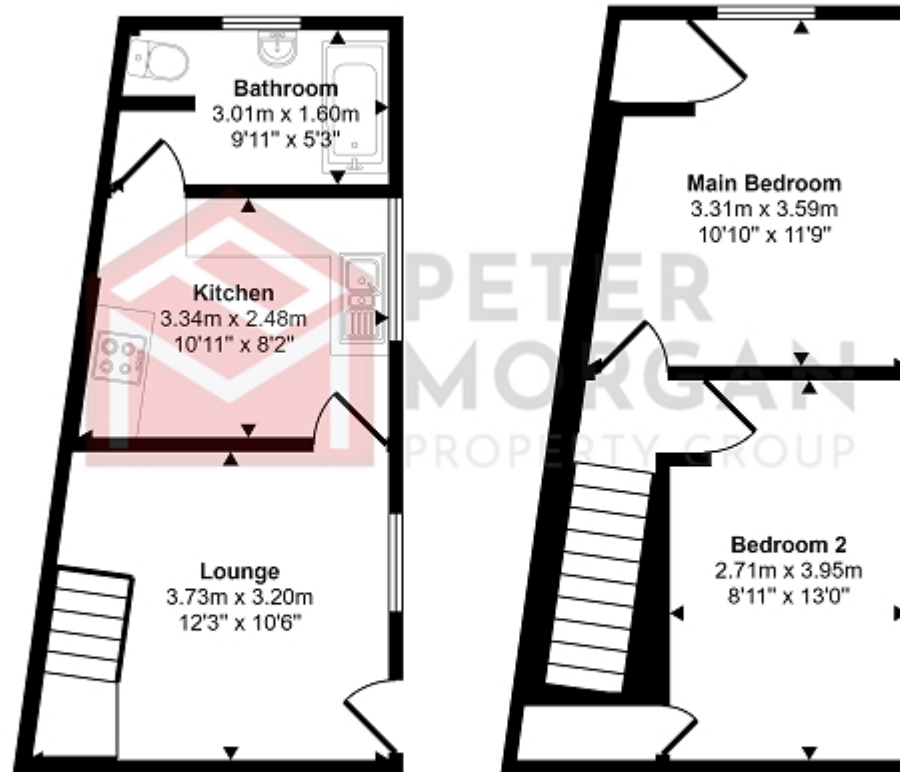
Current council tax bandingB

Current heating typeGas

TenureFreehold



Approx Gross Internal Area
53 sq m / 567 sq ft




Ground Floor
Approx 25 sq m / 267 sq ft

First Floor
Approx 28 sq m / 300 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.

1 Heol Sticil-y-beddau, Llantrisant, Pontyclun, Rhondda Cynon Taff. CF72 8BT

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(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

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

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

