

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



17 Heol Miles, Talbot Green, Pontyclun, Rhondda Cynon Taff, CF72 8HU

£210,000



PETER MORGAN

Main Features

- Three Bedrooms
- Semi-Detached House
- Two Receptions
- Ground Floor Wet Room
- First Floor Bathroom
- Gas C.H.
- Front & Rear Gardens
- Freehold
- Council Tax Band: C
- EPC Rating: D

General Information

Peter Morgan Property Group are delighted to offer to the market this three bed semi detached house in the popular area of Talbot Green. The property benefits from front and rear Gardens, Three Bedrooms, easy walking to the village of Talbot Green with its variety of shops - Y Pant School catchment area. Easy access to M4

Accommodation

Entrance Hallway

Upvc door to front, radiator, vinyl tiled floor, stairs to first floor .

Reception Room One

Upvc window to front, radiator, vinyl tiled floor.

Reception Room Two

Upvc window to rear , radiator, laminate style flooring.

Kitchen

Upvc window to rear, Fitted kitchen with integral electric oven and electric hobs

Utility Area

Upvc door to porch , Space and plumbed for washing machine, tumble dryer, Free standing fridge freezer, Upvc door to rear, Wooden door to wet room.

Wet Room

Upvc frosted window to rear side, fully tiled walls, wash hand basin, radiator, extractor fan.

Porch

Upvc door to front, Upvc door to utility area

Landing

Upvc frosted window to side aspect, Loft access, Stairs from ground floor.

Family Bathroom

Upvc frosted window to rear, Wc, wash hand basin, bath , part tiled walls, Vinyl flooring .

Bedroom One

Upvc window to front, radiator, built in single wardrobe.

Bedroom Two

Upvc window to rear, radiator, built in single wardrobe .

Bedroom Three

Upvc window to front, Radiator.

Outside

Front

Lawn to front with steps leading to front door .

Rear

Patio area, & lawn.

Tenure

Freehold.

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 (Not Tested)

Current council tax banding C

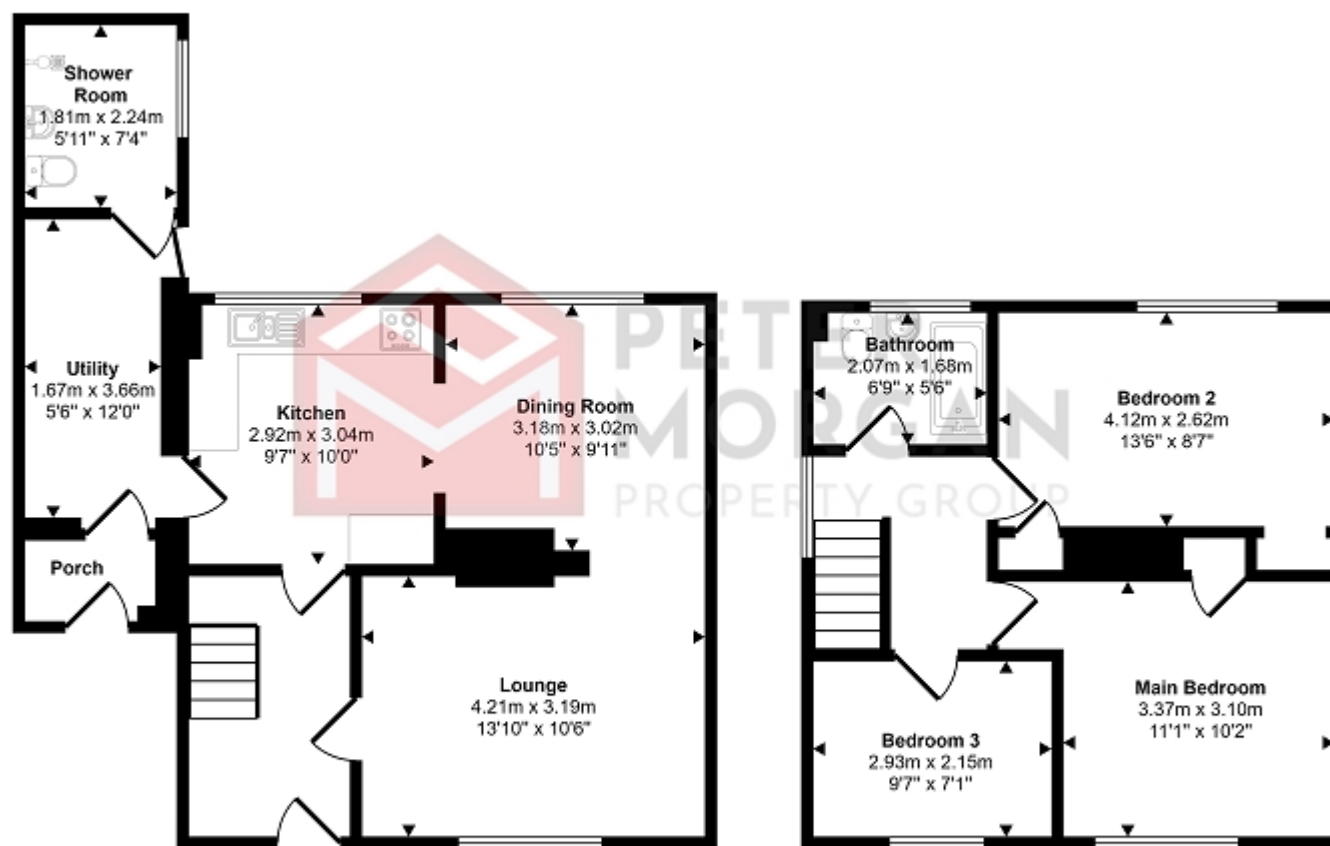
Current heating type Gas

Tenure Freehold





Approx Gross Internal Area
96 sq m / 1038 sq ft



Ground Floor
Approx 55 sq m / 594 sq ft

First Floor
Approx 41 sq m / 444 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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.

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

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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.

Talbot Green Branch

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