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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

13 Elwyn Street, Tonyrefail, Porth, Rhondda Cynon Taff. CF39 8BL

£130,000

Main Features

- Three bedroom mid terrace home
- Open-plan kitchen / dining area
- Ground floor bathroom and first floor shower room
- Lounge
- Enclosed rear garden
- Situated approximately 2.7 miles to Talbot Green Shopping Centre
- Convenient for Royal Glamorgan Hospital of Wales
- uPVC double glazing and combi gas central heating
- EPC:TBC. Council Tax Band: A
- Mortgage Advice Available

General Information

Three bedroom mid terraced house with ground floor bathroom, first floor shower room, open plan kitchen / dining room and more.

Situated approximately 2.7 miles to Talbot Green Shopping Centre. Approximately 1.7 miles to Royal Glamorgan Hospital of Wales and approximately 1.6 miles to The Royal Mint.

This home comprises ground floor entrance hall, lounge, open plan kitchen / dining room and ground floor bathroom. First floor landing, three bedrooms and shower room. The exterior front and rear gardens. The property benefits from uPVC double glazing and combi gas central heating.

GROUND FLOOR

Hallway

uPVC double glazed door to front. Doors to living rooms. Carpeted staircase to first floor. Radiator. Tile effect flooring.

Lounge

uPVC double glazed window to front. Fitted carpet. Plastered walls and ceiling. Radiator. Alcoves with built in storage cupboards.

Kitchen / Dining Room

uPVC double glazed door. uPVC double glazed windows. A range of white high gloss wall mounted and base units with marble effect worktops. Breakfast bar. Freestanding gas oven and hob with extractor above. Plumbing for washing machine. Stainless steel sink and drainer. Door to understairs storage.

Bathroom

uPVC double glazed window to rear. 3 piece suite in white comprising W.C, pedestal hand wash basin and panelled bath with overhead shower and glass screen. Grey tiled splashback. Tiled flooring. Wall-mounted heated towel rail. Storage cupboard housing Ideal Classic boiler.

FIRST FLOOR

First Floor Landing

uPVC double glazed window to rear. Balustrade and spindles. Fitted carpet. Plastered walls and ceiling.

Shower Room

3 piece suite comprising W.C, pedestal hand wash basin and shower cubicle with shower and glass sliding doors. Tile effect flooring.

Bedroom 1

uPVC double glazed window to front. Carpet. Plastered walls and ceiling. Radiator.

Bedroom 2

uPVC double glazed window to rear. Carpet. Plastered walls and ceiling. Radiator.

Bedroom 3

uPVC double glazed window to front. Carpet. Plastered walls and ceiling. Radiator.

EXTERIOR

Front Garden

Steps leading to the front door. Laid to an area of lawn. Mature shrubs and plants. Wrought iron railings. Brick wall.

Rear Garden

Enclosed rear garden.

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 sales@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 Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

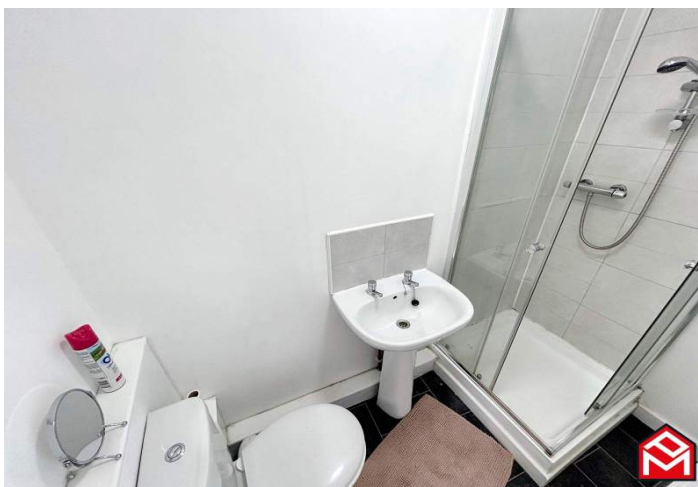
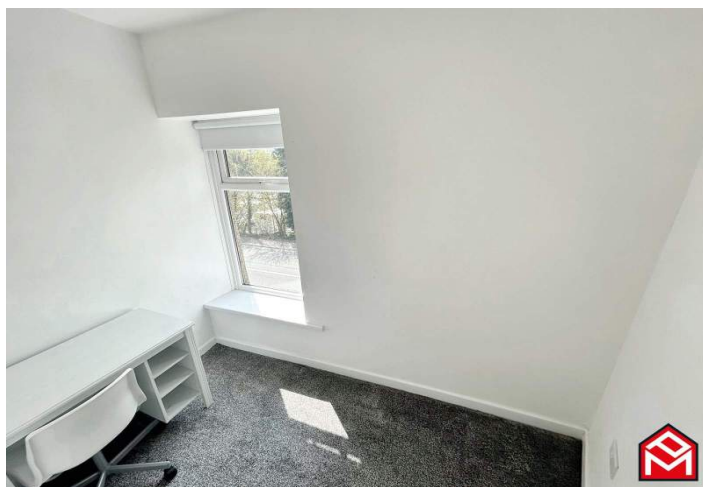
A

Current heating type

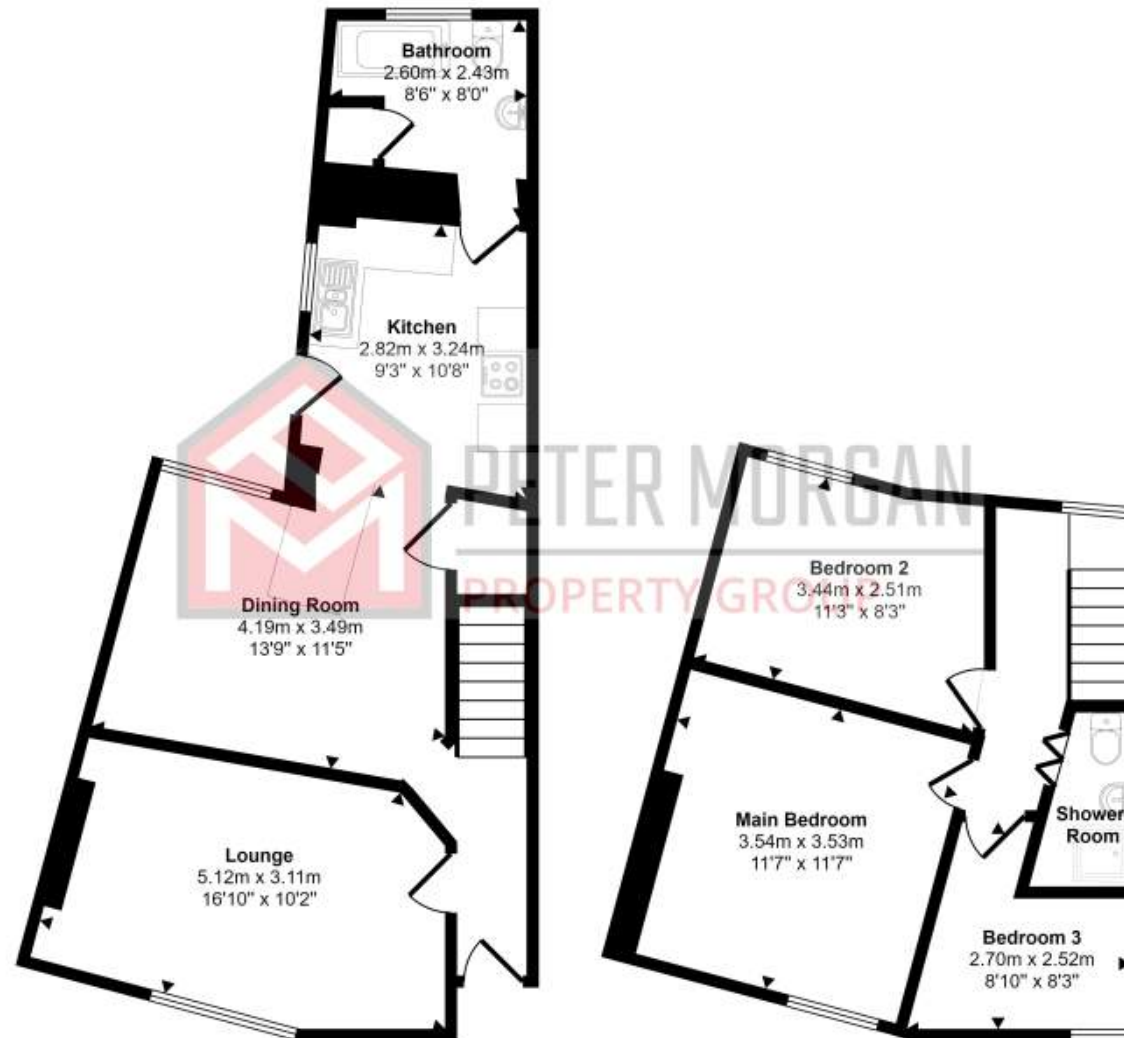
Combi

Tenure

Freehold



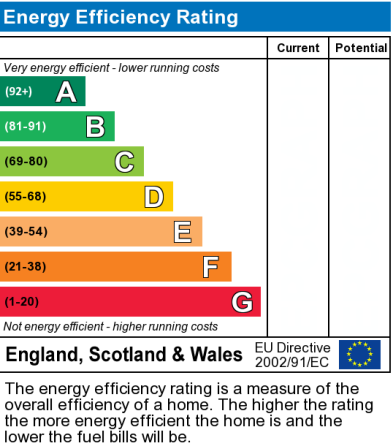
Approx Gross Internal Area
84 sq m / 902 sq ft



Ground Floor
Approx 50 sq m / 534 sq ft

First Floor
Approx 34 sq m / 368 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.



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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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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