

ESTAS
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**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

19 Heol Dewi, Brynna, Pontyclun, Rhondda Cynon Taf, CF72 9SP

£315,000

Main Features

- Four bedroom semi detached home
- Versatile living accommodation
- Bedroom 1 with ensuite shower room
- Fitted kitchen/ dining room
- Enclosed rear garden
- Convenient location for village amenities
- Providing access to Junctions 34 & 35 of the M4 and the retail shopping parks at Talbot Green.
- uPVC double glazing and gas central heating
- Council Tax Band: C. EPC:D
- Need A Mortgage? We can help

General Information

FOUR BEDROOM SEMI DETACHED HOME PROVIDING VERSATILE LIVING ACCOMMODATION.

Convenient location for village amenities. Providing access to Junctions 34 & 35 of the M4 and the retail shopping parks at Talbot Green.

This home comprises ground floor entrance hall, lounge, kitchen/ dining room and bedroom 1 with en suite. First floor landing, 3 bedrooms and family bathroom. Parking to the front and enclosed garden to the rear.

The property benefits from uPVC double glazing and gas central heating.

GROUND FLOOR

Entrance Hallway

Staircase to first floor.

Lounge

uPVC double glazed window. Wood effect flooring. Radiator. Access to kitchen/ dining room.

Kitchen / Dining Room

uPVC double glazed window. A range of wall mounted and base units with contrasting worktops. Wood effect flooring. Integrated oven and hob and stainless steel extractor fan. Breakfast bar.

Bedroom 1

uPVC double glazed window. Fitted carpet. Radiator. Access to..

En Suite

Three piece suite comprising W.C, hand wash basin and shower tray with overhead shower. Tiled walls.

FIRST FLOOR

Landing

uPVC double glazed window to side. Fitted carpet.

Family Bathroom

uPVC double glazed window. 3 piece suite comprising W.C, wash hand basin set in vanity base unit and L shaped bath with overhead shower. Floor to ceiling tiling.

Bedroom 2

uPVC double glazed window. Fitted carpet. Radiator. Access to built in wardrobes.

Bedroom 3

uPVC double glazed window. Fitted carpet. Radiator.

Bedroom 4

uPVC double glazed window. Radiator.

EXTERIOR

Front Garden

Off road parking to front.

Rear Garden

Enclosed low maintenance rear garden. Mature shrubs and plants. Side access to front.

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 electricity, mains water, mains gas, mains drainage

Current council tax banding C

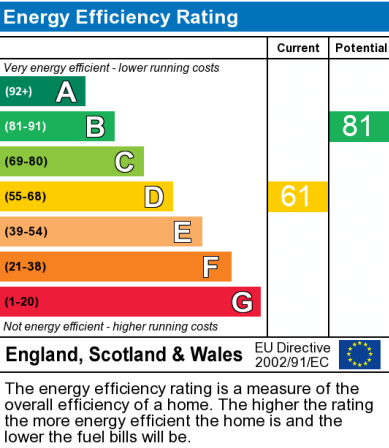
Current heating type Gas

Tenure Freehold





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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
sales@petermorgan.net
lettings@petermorgan.net
33-35 Windsor Road,
West Glamorgan
SA11 1NB

Neath
Financial Services
team@pmfinancial.net

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

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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.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@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

