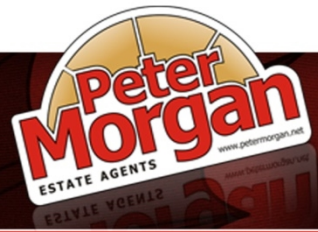




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TO GET AN APPLICATION FORM TO  
VIEW THE PROPERTY PLEASE EMAIL:  
[LETTINGSTG@PETERMORGAN.NET](mailto:LETTINGSTG@PETERMORGAN.NET)



## Gelli Ddaear Goch

, Llanharry, Pontyclun, CF72 9WE

PMPG (Talbot Green) 35 Windsor Road Neath SA11 1NB

[lettings@petermorgan.net](mailto:lettings@petermorgan.net)

01639 798200

**Rental £1,195 Monthly**  
**3 Bedroom Semi Detached House**  
**Available 25 July 2024**

### Opening Times

Mon Closed

Tue Closed

Wed Closed

Thurs Closed

Viewing Arrangements - Strictly by appointment with Peter Morgan Lettings Agents. Please telephone 01639 798200 or email [lettings@petermorgan.net](mailto:lettings@petermorgan.net).

\* Unfurnished

\*

\*

\*

## Situation

Peter Morgan Property Group is pleased to present this beautiful 3 bed semi detached house based in the desirable location of Llanharry, Pontyclun.

To the ground floor there is lounge/diner with French patio UPVC doors leading onto the enclosed low maintenance rear garden.

The kitchen is modern with white glossy cabinets and integrated hob and cooker. Upstairs comprises of a modernised 3 piece bathroom suite with a bath and overhead shower.

This property also has 2 good size double bedrooms and 1 single sized bedroom. This property also further benefits from gas central heating, off road parking available for 1 car and a garage.

Available unfurnished immediately. Please see image 2 for instructions on how to book a viewing.

Please note due to high volume of demand, if you have not heard back from us within 48 hours of sending an enquiry, please assume the property is no longer available.

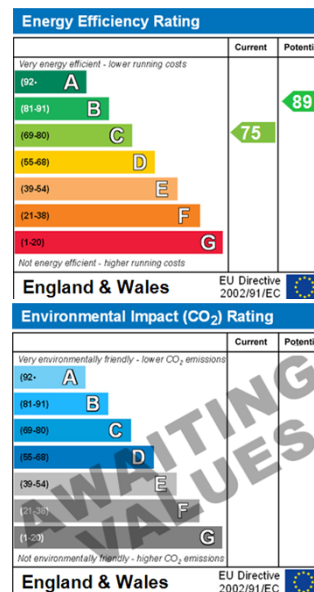
## Directions

## Further Information

The deposit required is £1,269.23

## Accommodation

All measurements are approximate.



### Disclaimer:

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 this property. 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 owner, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the let of this property shall be carried out through us. An insurance contract may be required.

Property Ref: inst-2468