

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



70 Maes Y Glo, Llanelli. SA14 9PZ



£280,000

Main Features

- Modern, detached 3 bedroom home
- Versatile living spaces
- Open plan kitchen/ dining room
- Lounge
- Sun room with access to garden
- Family bathroom, ensuite and cloakroom
- Utility Room
- Driveway and detached garage
- uPVC double glazing and combi gas central heating
- Council Tax Band: D. EPC: B

General Information

AN OPPORTUNITY TO PURCHASE A 3 BEDROOM, 2 BATHROOM STYLE DETACHED MODERN HOME WITH SUN ROOM, OPEN PLAN KITCHEN / DINING ROOM, GARDEN AND DETACHED GARAGE.

The property comprises ground floor hallway, lounge, kitchen/ dining room, sun room, utility room and cloakroom. First floor landing, family bathroom, and 3 bedrooms, bedroom 1 having ensuite shower room.

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

GROUND FLOOR

Hallway

Tiled flooring. Doors to lounge and kitchen/ dining room. Staircase to first floor.

Lounge

uPVC double glazed window to front and uPVC double glazed patio doors with access to sun room. Wood effect flooring. Radiator. Door to..

Sun Room

Purpose built with ceiling (not glass). uPVC double glazed windows and door to garden providing indoor / outdoor living.

Kitchen / Dining Room

uPVC double glazed windows to front and side. A range of wall mounted and base units. Built in oven and fridge freezer. Sink. Tiled floor. Door to..

Utility Room

uPVC double glazed door to garden. Base units and worktops. Plumbed for washing machine. Space for tumble dryer. Door to..

Cloakroom

2 piece suite comprising low level W.C and hand washbasin. Tiled floor.

FIRST FLOOR

Landing

Double glazed window to front Storage cupboard. Radiator. Doors to..

Family Bathroom

uPVC frosted window to side. Fitted bathroom suite comprising of low level WC, wash hand basin and bath with overhead shower. Fully tiled walls and floor.

Bedroom 1

uPVC double glazed windows to front. Bespoke fitted wardrobes. Radiator. Wood effect flooring. Door to..

En-suite shower room

uPVC double glazed frosted window to side aspect. 3 piece shower suite comprising low level WC, wash hand basin and shower with Rainstorm shower. Tiled Walls and floor. Extractor fan. Towel rail.

Bedroom 2

uPVC double glazed window to front. Fitted carpet. Fitted double wardrobe. Radiator.

Bedroom 3

uPVC double glazed window to front. Fitted wardrobe with sliding doors. Wood effect flooring. Radiator.

EXTERIOR

Frontage

Laid with decorative slate. Steps and overhead canopy to front door. Gas and electric meter boxes.

Side Garden

Easy maintenance garden laid to paved patio. Purpose built bar. Boundary walls to the front of the property and a fence to the rear.

Detached Garage

Service Charge

There is an annual service charge of £175.79.

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

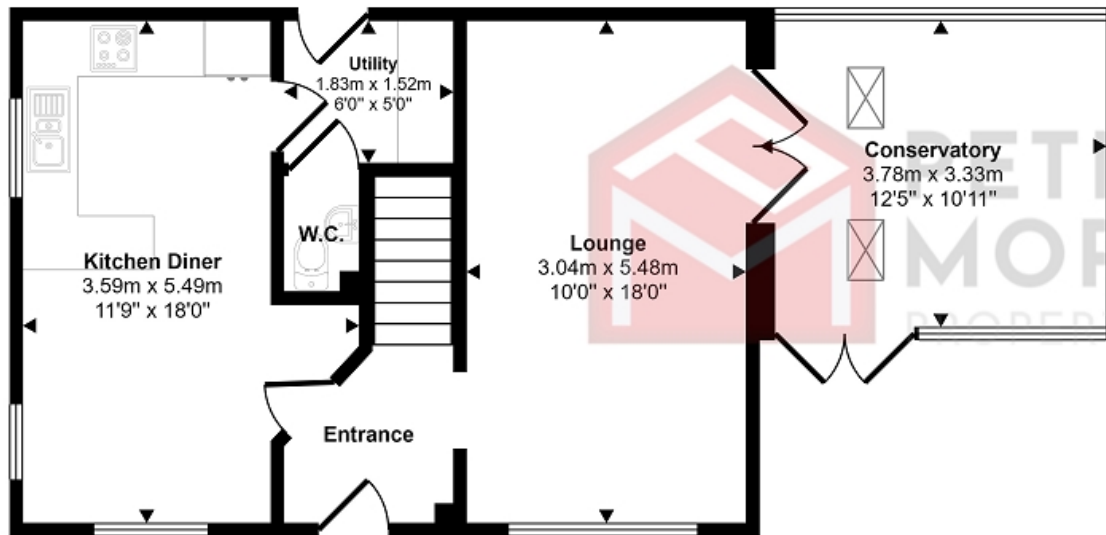
Current council tax banding D

Current heating type Combi

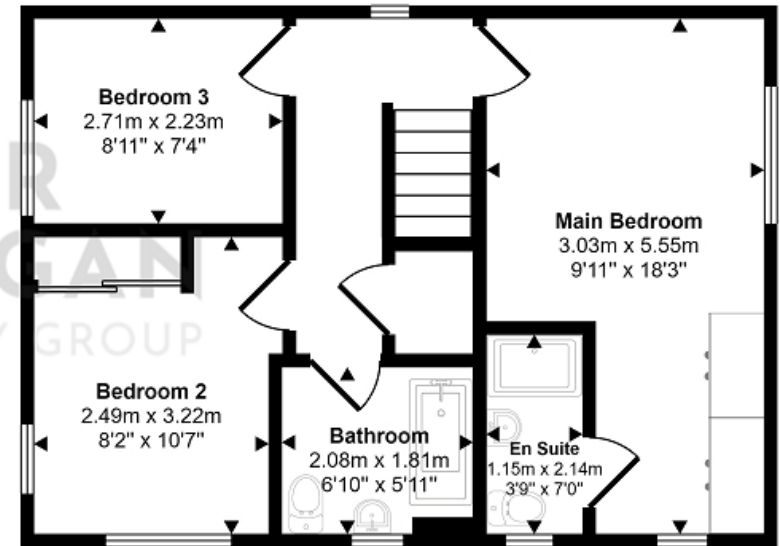
Tenure Freehold



Approx Gross Internal Area
101 sq m / 1086 sq ft




Ground Floor
Approx 56 sq m / 607 sq ft



First Floor
Approx 45 sq m / 479 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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