

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



20 Copperworks Road, Llanelli, Carmarthenshire. SA15 2NG



**Offers Over £100,000**

## Main Features

- NO ONWARDS CHAIN!
- Two Bedrooms
- End Terrace
- Gas Combi Boiler
- Close to Local Amenities
- Freehold
- Council Tax - B
- EPC - E
- Need a Mortgage? We can Help!

## General Information

Peter Morgan are pleased to present this freehold end of terrace cottage with two bedrooms, one reception and an enclosed rear garden. Located within walking distance to Lanelli Town Centre, Llanelli Train Station and a short drive to Machynys Bay and Parc Trostre. This property is to be sold with tenants in situ.

## GROUND FLOOR

### Entrance

### Hallway

Enter Via a uPVC front door.

### Lounge

(19' 8" x 14' 9") or (6.00m x 4.50m)

uPVC window to the front aspect, two radiators and laminate flooring.

Leading to:

### Kitchen

Appointed with a Galley style kitchen with cream wall and base units with wood effect worktops over. An inset stainless steel and integrated oven. Plumbing in place for an automatic washing machine and tumble dryer, radiator, tiling to the floors, part tiled walls and a uPVC window.

## Bathroom

Comprising of a panelled bath, walk in shower, low level WC and wash hand basin. Vinyl flooring, part tiled walls and a frosted window.

## FIRST FLOOR

### Bedroom One

Two uPVC windows , radiator and carpeted flooring. This room could easily be split back into two separate bedrooms.

### Bedroom Two

uPVC window, carpeted flooring and a radiator.

## EXTERNALLY

Enclosed rear garden with pedestrian access.

## Council Tax

Band B

£1384

## Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [pmpfinancial@petermorgan.net](mailto:pmpfinancial@petermorgan.net) (fees will apply on completion of the mortgage)

## Please Note:

This property is sold with tenant in situ. the tenant is currently paying 595pcm.

## Viewings

Strictly By Appointment Only

**Utilities**

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding**

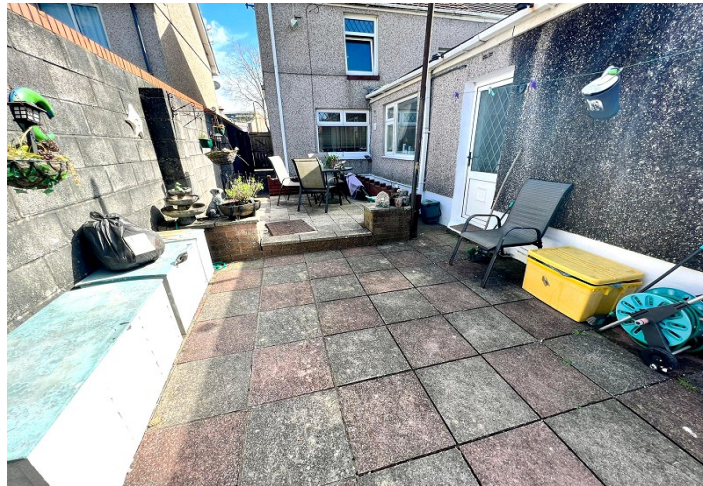
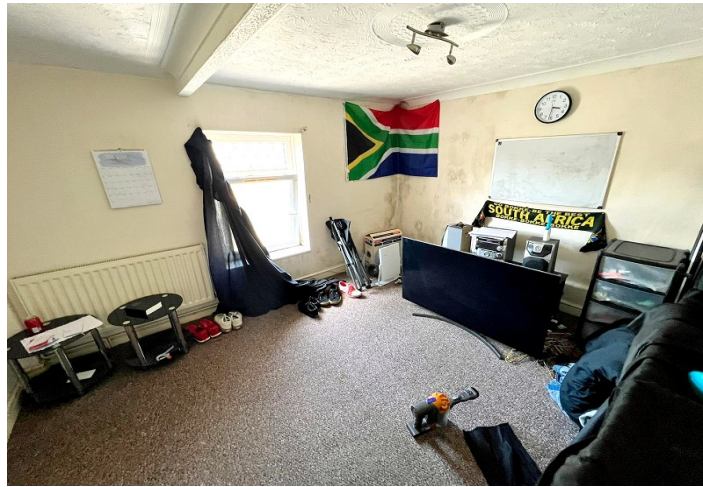
B


**Current heating type**

Gas

**Tenure (To be confirmed)**

Freehold



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 £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 Head Office

neath@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Bridgend

bridgend@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Maesteg

maesteg@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

## Port Talbot

porttalbot@petermorgan.net

49 Station Road  
Mid Glamorgan  
SA13 1NW



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Branch - Head Office  
33-35 Windsor Road, Neath. SA11 1NB  
neath@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

