

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



31 Browen, Llanelli, Carmarthenshire. SA14 9DB

£180,000



PETER MORGAN

Main Features

- Recently refurbished semi detached home
- 3 bedrooms
- Lounge
- Kitchen with French doors to garden
- First floor bathroom
- Tiered rear garden with driveway parking
- Convenient situated for M4 and schools
- Approximately 2 miles to Parc Trostre Retail Park
- uPVC double glazing and gas central heating
- Council Tax Band: B. EPC:

General Information

PETER MORGAN ARE PROUD TO OFFER FOR SALE THIS RECENTLY REFURBISHED 3 BEDROOM SEMI DETACHED HOME.

Situated in a convenient location for M4 motorway, Parc Trostre Retail Park and local primary and secondary schools.

The property has accommodation comprising ground floor hallway, lounge and kitchen with French doors to rear garden. First floor landing, family bathroom and 3 bedrooms. The exterior has rear garden and driveway parking.

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

GROUND FLOOR

Hallway

Door to front. Window to side. Tiled floor. Doors to lounge and kitchen. Staircase to first floor. Understairs store cupboard.

Lounge

uPVC double glazed window to front. Carpet. Radiator.

Kitchen

2 uPVC windows and French doors to garden. Full width room with a range of wall mounted and base units. Integral oven, grill and hob. Plumbed for washing machine. Tiled floor.

FIRST FLOOR

Landing

uPVC double glazed window side. Carpet. Doors to bedrooms and..

Family Bathroom

uPVC double glazed window to rear. Skylight window. 3 piece suite comprising low level WC, hand wash basin and bath with overhead shower. Tiled walls and floor. Extractor fan. Chrome heated towel rail.

Bedroom 1

uPVC double glazed window to front. Radiator. Carpet.

Bedroom 2

uPVC double glazed window to rear. Radiator. Carpet.

Bedroom 3

uPVC double glazed window to front. Radiator. Carpet.

EXTERIOR

Rear Garden

Low maintenance tiered rear garden benefitting from a paved patio area. Lower garden is laid to lawn with hedgerow to boundaries. Upper garden is laid to lawn and paved patio and has access to driveway parking.

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

B

Current heating type

Gas

Tenure (To be confirmed)

Freehold




PETER MORGAN
POSITIVELY MOVING
Awaiting Image
03300 563 555
www.petermorgan.net
info@petermorgan.net

31 Browen, Llanelli, Carmarthenshire. SA14 9DB

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

Neath Sales Hub npt@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Lettings Hub lettings@petermorgan.net 33-35 Windor Road, West Glamorgan SA11 1NB	Neath Financial Services team@pmfinancial.net The Mortgage House, 5 The Ropewalk, Neath SA11 1EW	Bridgend Sales Hub bcb@petermorgan.net 16 Dunraven Place, Mid Glamorgan CF31 1JD	Talbot Green Sales Hub talbotgreen@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Talbot Green Lettings Hub lettingstg@petermorgan.net Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF	Carmarthen Sales Hub carmarthen@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS	Carmarthen Lettings Hub lettingscm@petermorgan.net 21 Bridge Street, Carmarthen SA31 3JS
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PETER MORGAN

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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

Carmarthen Branch

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