

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



133 Maes Y Glo, Llanelli. SA14 9QA

**£250,000**



## Main Features

- 3 double bedroom modern detached home
- Open plan kitchen/ dining room
- Lounge
- Bathroom, ensuite and cloakroom
- Garage and double driveway
- Landscaped garden
- Conveniently located for the M4 motorway, Prince Philip Hospital, Primary & Secondary Schools..
- ..Trostre Retail Park and Bynea Train Station
- uPVC double glazing and combi gas central heating
- Council Tax Band: D EPC: B

## General Information

3 DOUBLE BEDROOM, 2 BATHROOM STYLE DETACHED MODERN HOME WITH LANDSCAPED GARDEN, DOUBLE DRIVEWAY, OPEN PLAN KITCHEN / DINING ROOM, GARAGE & MORE!

Conveniently located for the M4 motorway, Prince Philip Hospital, Primary & Secondary Schools, Trostre Retail Park, Bynea Train Station and all the other amenities this popular area has to offer.

The property has accommodation comprising ground floor hallway, cloakroom, lounge, kitchen/ dining room and utility room. First floor landing, family bathroom and 3 double bedrooms, bedroom 1 having ensuite shower room. The exterior offers parking for 2 cars, garage and rear garden. This home benefits from uPVC double glazing and combi gas central heating.

## GROUND FLOOR

### Hallway

uPVC window to side. Under stairs storage area. Door to storage cupboard. Radiator. Tiled wood effect flooring.

### Cloakroom

Two piece suite in white comprising close coupled w.c with push button flush and hand wash basin. Radiator.

### Lounge

uPVC double glazed window. Radiator. Tiled wood effect flooring. Wooden acoustic wall feature.

### Kitchen / Dining Room

uPVC double glazed window and French doors to rear garden. Fitted kitchen. Wood effect worktops. Tiled splash backs. Integral oven, grill, hob and extractor hood. Composite one and a half bowl sink unit with mixer tap. Space for fridge freezer. Tiled wood effect floor. Radiator.

### Utility Room

uPVC double glazed door to driveway. Wall mounted Combi gas central heating boiler, Space and plumbed for washing machine and tumble dryer. Radiator.

## FIRST FLOOR

### Landing

uPVC double glazed window to side. Fitted carpet. Radiator. Storage cupboard.

### Family Bathroom

uPVC double glazed window to side. Fitted three piece bathroom suite in White comprising w.c with push button flush, wash hand basin & panelled bath. Tiled splash backs. Tiled wood effect flooring. Heated towel rail. Extractor fan.

### Bedroom 1

uPVC double glazed windows to front. Radiator. Fitted carpet.

### **En-suite shower room**

uPVC frosted double glazed window. 3 piece shower suite comprising close coupled w.c, hand wash basin and shower cubicle with overhead shower. Heated towel rail. Extractor fan. Vinyl wood effect flooring.

### **Bedroom 2**

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

### **Bedroom 3**

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

## **EXTERIOR**

### **Frontage**

Off road parking to front for two cars. Gate access leading to rear garden.

### **Garage**

Single garage with lighting and electric supply.

### **Rear Garden**

Landscaped rear garden laid to artificial lawned area, decking and paved patio. Access to front. Wood fencing. Water tap. Overhead canopy with decking, ideal space for hot tub.

### **Service Charge**

There is an annual service charge of £175.79 as of 1/1/2024.

### **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](mailto: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

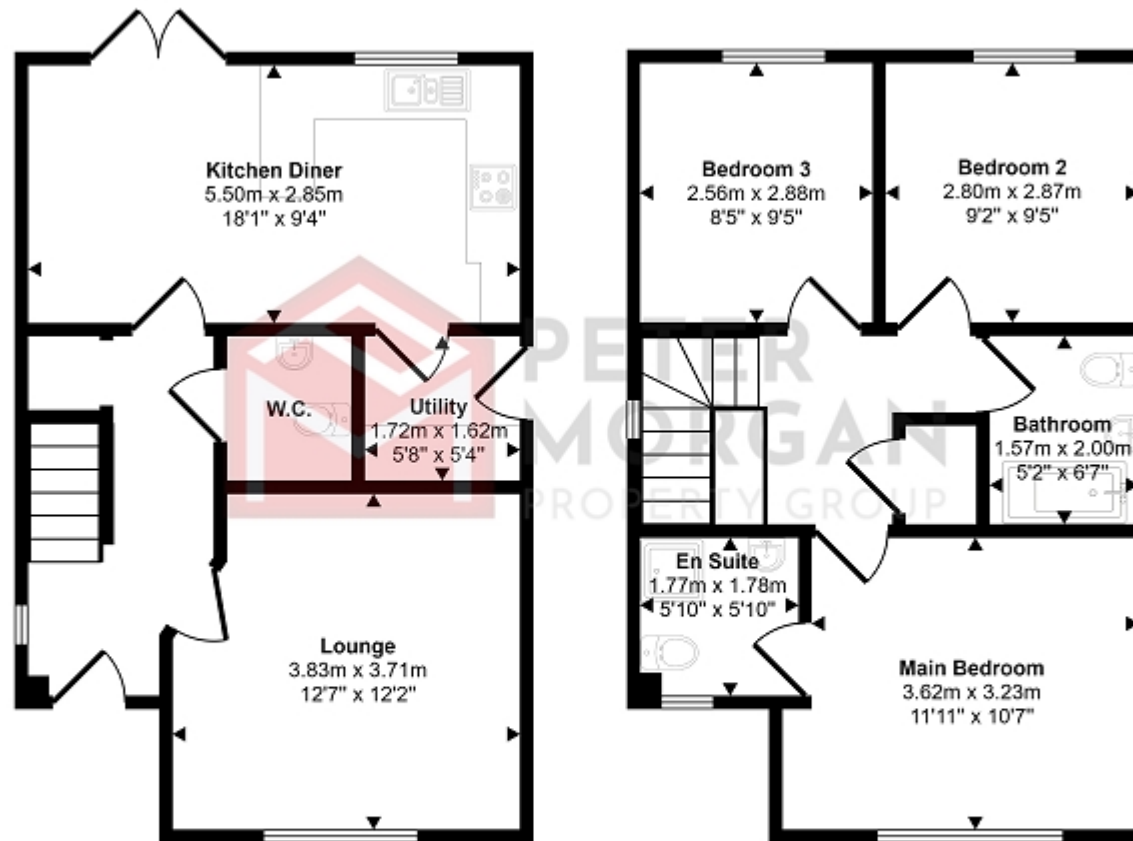
**Current heating type** Combi

**Tenure** Freehold






Approx Gross Internal Area  
88 sq m / 950 sq ft



Ground Floor  
Approx 44 sq m / 472 sq ft

First Floor  
Approx 44 sq m / 478 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+) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 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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