



26 Old Road, Pontardawe, Swansea, City And County of Swansea. SA8 4PN



PETER MORGAN

£115,000

Main Features

- Original Cottage
- Two Bedrooms
- Garden To Front And Rear
- No Chain
- Garage to Side
- Need A Mortgage? We Can Help!

General Information

Original cottage situated on Old Road, Pontardawe. The property offers; hallway, lounge with plenty of original features such as twin hearth, wrap around stairs, beams to the ceiling and exposed stone feature walls. Kitchen, rear hallway and bathroom to the ground floor. To the first floor, landing and two bedrooms with fireplace to the master. Externally the property benefits from garden to front laid to lawn with stepped garden to the rear. The property does require some renovation. Pontardawe is a sought after location with plenty of local shops and amenities, with good road links to the M4 corridor, black mountains range and Brecon Beacons National Park. Viewing Highly recommended.

GROUND FLOOR

Hallway

Entrance via Upvc front door, tiled flooring.

Lounge

(23' 0" x 13' 1") or (7.00m x 4.00m)

Upvc window to front x2, twin hearth with exposed stone wall, beams to ceiling, wrap around staircase, radiator x2.

Kitchen

(16' 5" x 6' 7") or (5.00m x 2.00m)

Upvc window x2, range of wall/base fitted units, sink unit in base, requires updating, Upvc door to exit.

Rear Hallway

Upvc window, space for utilities.

Bathroom

Upvc window x2, bath with white suite needing updating.

FIRST FLOOR

Landing

Access to two bedrooms with limited headroom.

Bedroom One

Pitched roof, upvc window, storage space, fireplace, combi boiler, radiator.

Bedroom Two

Pitched roof.

EXTERNAL

Gardens

Garden to front laid to lawn with garage to side, stepped garden to the rear.

Mortgage Advice

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

Current council tax banding	C
Current heating type	Combi
Tenure (To be confirmed)	Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	40	
(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.

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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.

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