

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30 The Studio Glanrhyd Road, Swansea, City And County of Swansea. SA9 1AU



PETER MORGAN

£245,000

Main Features

- No Chain!
- Two Bedrooms
- Refurbished To High Standard
- Basement/Bar
- Open Plan
- uPVC Double Glazing
- EPC- D
- Council Tax - B
- Freehold
- Need A Mortgage? We Can Help!

General Information

Peter Morgan are pleased to offer this incredible highly refurbished, freehold Detached bungalow. Offering modern open plan living accommodation kitchen/ dining room, two bedrooms, a shower room to the ground floor and uPVC double glazing throughout. This property is an amazing opportunity having a unique basement room with a bar and surround sound system. Situated in a small village close to local schools, shops and other amenities, whilst having easy access to the A465. Internal viewing is highly recommended for any appreciation to be possible.

GROUND FLOOR

Hallway

(27' 7" x 24' 3") or (8.40m x 7.40m)

Enter through a uPVC double glazed composite door, uPVC double glazed window to the side aspect, exposed stone walls and laminate flooring.

Kitchen / Dining / Living Room

(97' 5" x 46' 7") or (29.70m x 14.20m)

The kitchen is appointed with matching shaker style wall and base units, worktops over with a grey composite sink and mixer taps. There is an integrated oven, fridge freezer and dishwasher. An island with units under, induction hob with downdraft extractor and two motorised pop up sockets.

Lounge and dining area comprising of laminate wood effect flooring throughout, radiators, uPVC double glazed velux windows and window the rear aspect, ceiling spotlights and plinth with inset lighting. Carpeted stairs to basement.

Doors to;

Bedroom One

(34' 9" x 33' 10") or (10.60m x 10.30m)

uPVC double glazed window to the front aspect, carpeted flooring and a radiator.

Bedroom Two

(16' 5" x 9' 10") or (5.0m x 3.0m)

uPVC double glazed windows, carpeted flooring, radiator and storage cupboard housing a combi boiler serving domestic hot water and central heating.

Shower Room

(25' 3" x 10' 2") or (7.70m x 3.11m)

Comprising of a walk in drench shower with smart control, low level WC and wash hand basin. Tiling to the floor and walls, inset ceiling lighting, a heated towel rail and LED touch sensor mirror.

BASEMENT

Potential to create further living accommodation/bedrooms.

Living Area

(98' 1" x 88' 3") or (29.90m x 26.90m)

uPVC triple glazed sound proof, laminate wood effect flooring, inset ceiling spotlights and exposed stone and part wood cladding walls. A bar area with space for American style fridge freezer and surround sound system.

Door to;

Utility

(20' 1" x 23' 7") or (6.11m x 7.20m)

Comprising of a low level WC, work top over with inset stainless steel sink and mixer tap. Plumbing in place for an automatic washing machine and tumble dryer.

Garden

Please note there is a front courtyard, but NO REAR GARDEN

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+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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 ?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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