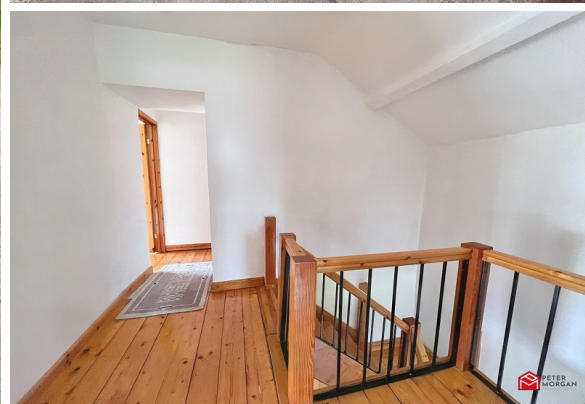




2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

4 Caehopkin Road, Swansea, City And County of Swansea. SA9 1TX

Offers Over £325,000

Main Features

- Ideal Family Home With Air Bnb Potential
- NO ONWARD CHAIN!
- A Detached Semi-Rural Cottage
- With the Brecon Beacons on the Door Step
- Surround Mountain Views
- Oil Heating
- EPC - F
- Council Tax - D
- Freehold
- Need A Mortgage? We Can Help!

General Information

Located within touching distance of the Brecon Beacons is the ideal family home with potential for Air BnB. A large plot with mountain views, on a quiet single track road this double fronted stone cottage offers vacant possession and internally finished to an acceptable standard. Having updated utilities and three double bedrooms, a large dining room and two lounges the accomodation is spacious and offers many uses. Also having a brand new welsh slate roof and freshly plastered walls throughout.

Within close proximity to wild fields, farm land, walking paths, bridle ways and several villages and pubs, yet A465 access is a few miles away (23 miles). The gardens surrounding the property could be used for parking, further development and the detached garage is spacious and offers great workshop or storage potential.

The surrounding villages within a few miles away, also offering a lot of attractions such as Glynneath having The Old White Horse Inn, Sgwd Gwladys and Water Fall Country, Ystradgynlais having the popular Aubrey Arms and Craig y Nos with National Showcaves Centre for Wales, also the famous Pen-Y Cae Inn is just a few miles away! This is just a small selection of the amenities and attractions close by.

GROUND FLOOR

Hallway

Enter through a uPVC door, wooden flooring, radiator and wooden stairs to the first floor.

Doors to;

Lounge

Two uPVC double glazed windows to the front aspect, exposed feature stone wall and feature fireplace.

Door to;

Living Room

uPVC double glazed windows, radiators and exposed ceiling beams.

Door to;

Dining Room

uPVC double glazed patio doors to access the rear garden, radiator and access to the loft above.

Kitchen

Appointed with a range of matching wall and base units with worktops over and an inset stainless steel sink with mixer tap. Integrated dishwasher, breakfast bar, plumbing in place for a washing machine, tiled flooring, a uPVC double glazed window to the rear aspect and an oil combi boiler serving domestic hot water and oil central heating.

FIRST FLOOR

Landing

Laid wooden flooring.

Doors to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a corner bath with mixer tap. uPVC double glazed window, storage cupboard, radiator, tiled flooring and wooden laid flooring.

Bedroom One

Two uPVC double glazed windows to the front aspect, exposed wooden beams wooden laid flooring and radiator.

Bedroom Two

Two uPVC double glazed windows, radiator, exposed wooden beams and wooden laid flooring.

Bedroom Three

uPVC double glazed window, radiator, exposed beams and wooden laid flooring.

EXTERNALLY

Gardens

Laid to lawn off road parking to the side of the property with path to the other side leading to the front door and rear garden.

A large rear garden offering substantial mountain and country side views, laid to lawn and storage shed housing an oil tank and a large storage shed.

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 option 1 or email us at neath@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding D

Current heating type Oil

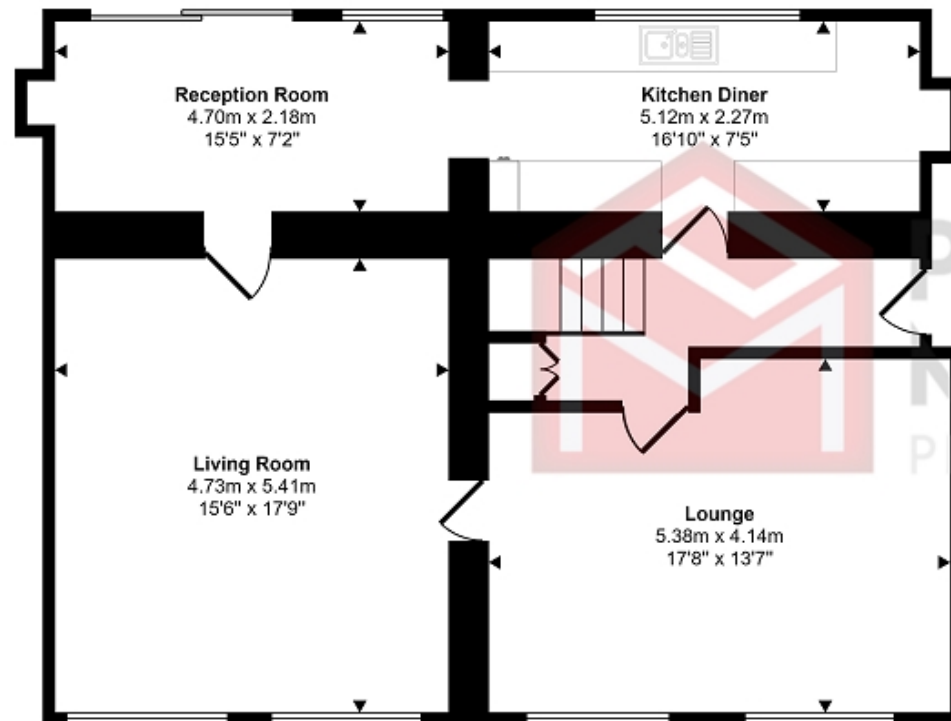
Tenure (To be confirmed) Freehold



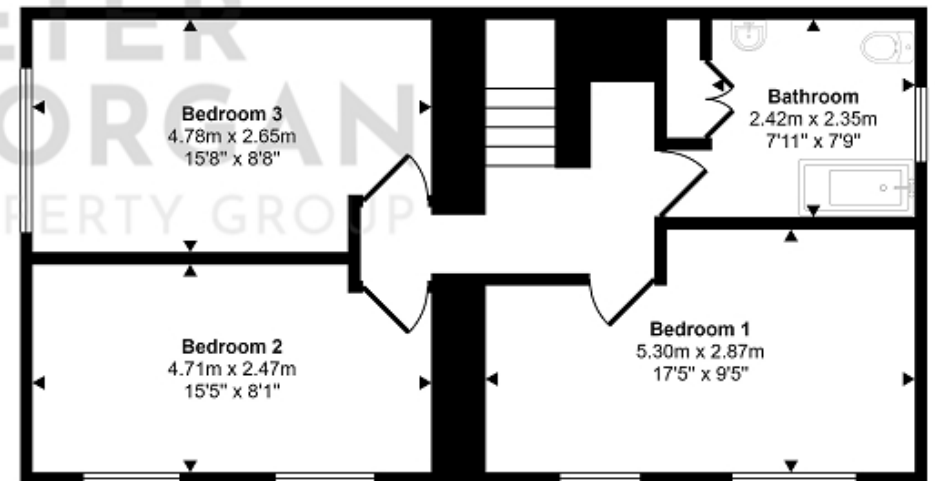




Approx Gross Internal Area
142 sq m / 1531 sq ft




Ground Floor
Approx 86 sq m / 923 sq ft



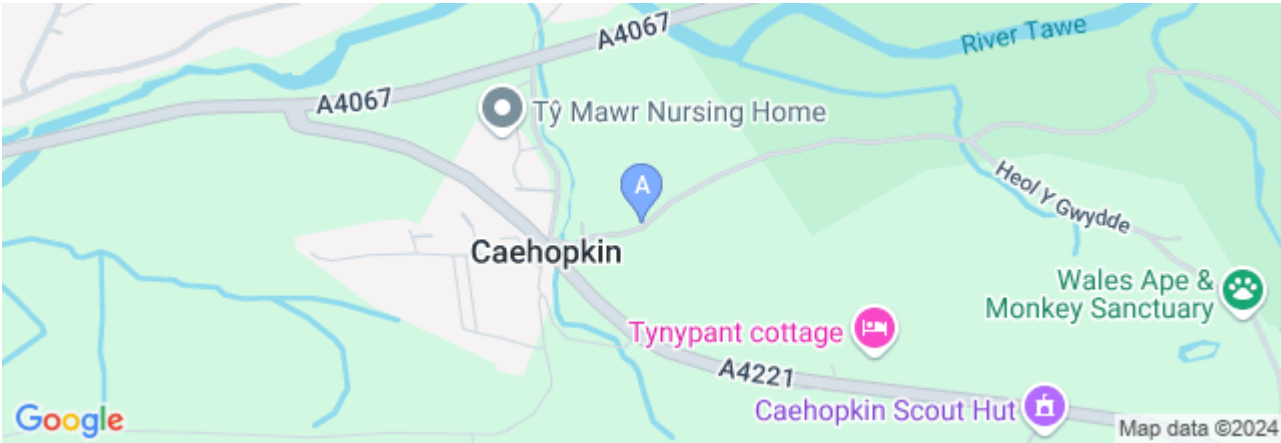
First Floor
Approx 56 sq m / 607 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	
(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.

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PROPERTY. PROPERLY



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

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