

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



29 Llys Ael Y Bryn, Birchgrove, City And County of Swansea. SA7 0HB



**£325,000**

## Main Features

- Large Corner Plot
- Modern Four Bedroomed Property
- Recently Fitted Modern Kitchen
- EPC - C
- High Quality Worcester Bosch Gas Central Heating
- Cul De Sac Location
- Freehold
- Off Street Parking
- Freehold
- Need A Mortgage? We Can Help!

## General Information

We are pleased to be offering for sale this stunning property, fully modernised immaculately presented throughout if you looking for a home you can move straight into look no further

A four bedroomed detached home on this sought after modern development, enjoying convenient access to local schools, Morriston hospital, and the M4. Good sized rear garden having a deck area with free standing Pergola, and ample driveway car parking.

Internally, the present owners have fully modernised the property to a very high standard with modern decor throughout making this an ideal family home ready to move into, arranged over two floors it comprises; spacious entrance hall with stair access, large lounge, kitchen with dining area and utility, ground floor toilet, ground floor large bedroom.

The first floor houses three bedrooms, and a family bathroom plus en-suite.

Not to forget its special features such as 'Bosch Worcester Central heating' System heating which can be controlled by your phone whilst out of the property. The central heating comes with 6 years guarantee.

STRICTLY PROCEEDABLE VIEWINGS ONLY!

## GROUND FLOOR

### Hallway

Tiled flooring, radiator and stairs to the first floor.

### Lounge

uPVC double glazed window to the front aspect, solid wooden flooring, electric fire and surround, under-stairs storage cupboard and radiator.

Through to;

### Dining Room

Solid Wooden flooring, radiator and double glazed French doors to access the rear garden.

Door to;

### Kitchen

A newly fitted kitchen appointed with a range of matching wall and base units with work tops over and an inset composite sink with mixer tap. Integrated oven with gas hob and extractor fan over, plumbing in place for a washing machine, tiled flooring and a uPVC double glazed window to the rear aspect.

Door to;

### Utility

Space for a fridge freezer and tiled flooring.

Door to;

### W.C.

Comprising of a two piece suite including a low level WC and pedestal wash hand basin. uPVC double glazed window, radiator and tiled flooring.

### Bedroom Four

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

## FIRST FLOOR

### Landing

Carpeted flooring, storage cupboard and access to the loft above.

Doors to;

### Bedroom Two

Two uPVC double glazed windows to the front aspect, laminated flooring, built in store cupboard and radiator.

### Bedroom Three

uPVC double glazed window to the rear aspect, laminate flooring and radiator.

### Bathroom

A white three piece suite comprising of a low level WC, pedestal wash hand basin with mixer tap and bath with shower over. uPVC frosted double glazed window to the rear, radiator laminate flooring and tiled walls.

### Bedroom One

uPVC double glazed window to the rear aspect, radiator and laminate flooring.

Door to;

### En Suite

Comprising of a low level WC, shower cubicle and a wash hand basin with mixer tap and storage. uPVC double glazed window to the front aspect shaver point, extractor fan and radiator.

## EXTERNALLY

## Gardens

Large corner plot, the rear garden fence and brick surrounds with gate to the front.

Rear garden is fitted with free standing wooden pergola with decking perfect for family relaxing, garden with planting area, shed included and small green house, ample driveway car parking.

## Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Council Tax

Annual council tax - £1894

## Viewings

Strictly By Appointment Only

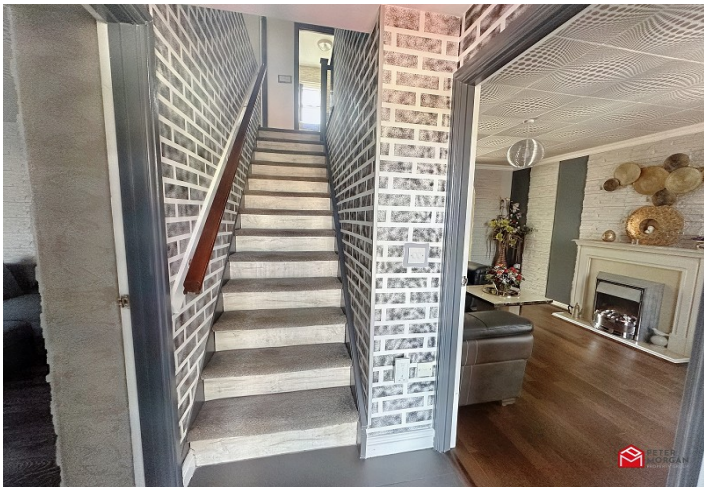
## Utilities

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

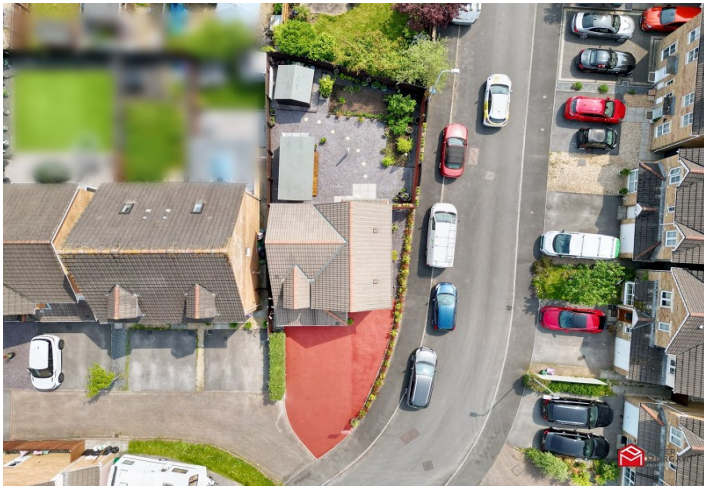
**Current council tax banding** D

**Current heating type** Gas

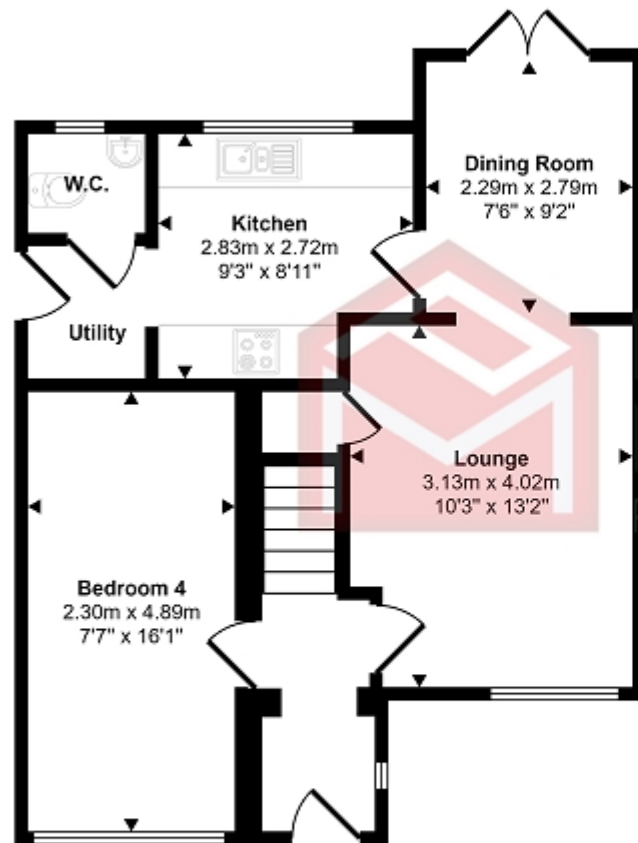
**Tenure (To be confirmed)** Freehold



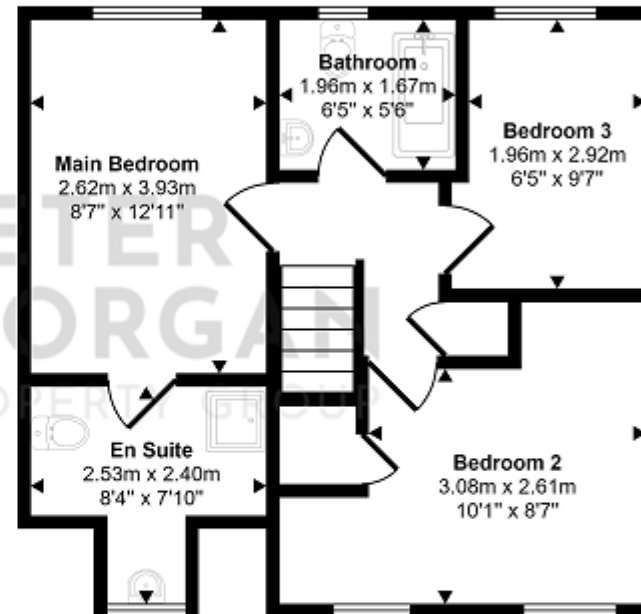




Approx Gross Internal Area  
92 sq m / 986 sq ft




Ground Floor  
Approx 50 sq m / 537 sq ft



First Floor  
Approx 42 sq m / 449 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>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(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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# PETER MORGAN

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