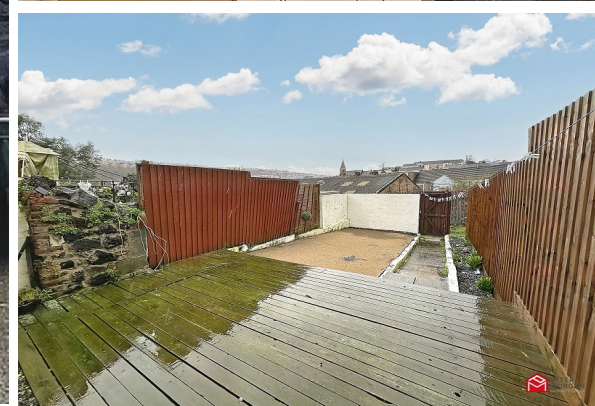


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



30 Approach Road, Manselton, City And County of Swansea. SA5 8PD



£135,000 Guide Price

Main Features

- NO ONWARDS CHAIN!
- Freehold
- Popular Location
- Three Bedrooms
- EPC - D
- Council Tax Band - B
- Gas Central Heating
- Private Rear Garden
- Easy Access To Swansea Town Centre
- Need A Mortgage? We Can Help!

General Information

Set in the sought after area of Manselton Swansea, this traditional terraced property, comprises of two reception rooms kitchen and bathroom to the ground floor, three bedrooms and bathroom to the first floor, also benefitting from elevated hillside views from the rear garden. This property is located close to many local amenities such as Pentrehafod School, Burlais Primary School, Waun Wen Primary School, Bryn Melyn Park, Nisa Local Shop, Manselton Social Club and many other local amenities whilst also close to the M4 corridor.

Please note this property is for sale through modern method of auction.

GROUND FLOOR

Entrance Hallway

Part tiled walls and tiled flooring.

Door to;

Lounge

uPVC double glazed Bay window, carpeted flooring and radiator.

Dining Room

uPVC double glazed window to the rear aspect, carpeted flooring, radiator, wooden flooring, feature fireplace, and stairs to access the first floor.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the side aspect, plumbing in place for a washing machine, integrated cooker, electric hob with fan over, part tiled walls, tiled flooring and a wall mounted combi boiler serving domestic hot water and gas central heating.

Inner Hallway

Tiled flooring and a uPVC door to access the rear garden.

Door to;

Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with glass screen and shower over. uPVC frosted double glazed window, tiled flooring, tiled walls and a heated chrome towel rail.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

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

Bedroom Two

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

W.C.

Comprising of a low level WC and a vanity wash hand basin. uPVC frosted double glazed window to the side aspect and laminate flooring.

Bedroom Three

uPVC double glazed window to the side aspect, laminate flooring, radiator and built in wardrobes.

EXTERNALLY

Garden

A front court yard.

a rear garden with decking area, laid to lawn area and gate to access the rear lane.

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 (fees will apply on completion of the mortgage)

Council Tax

Annually - £1473

Please Note:

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.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Viewings

Strictly By Appointment Only

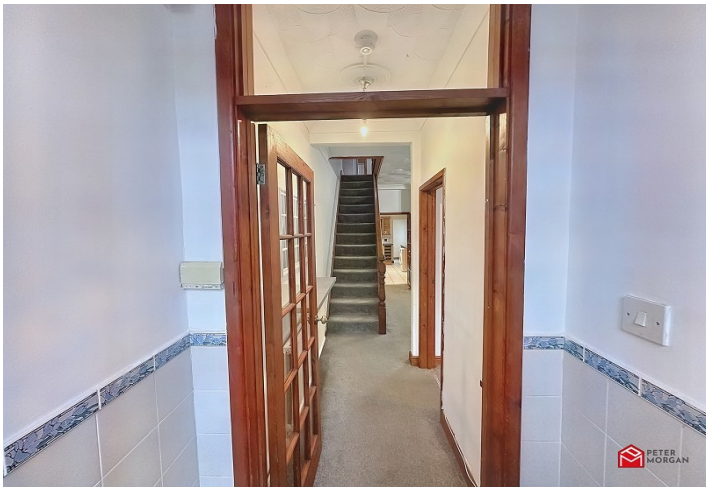
Utilities

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

Current council tax banding B

Current heating type Gas

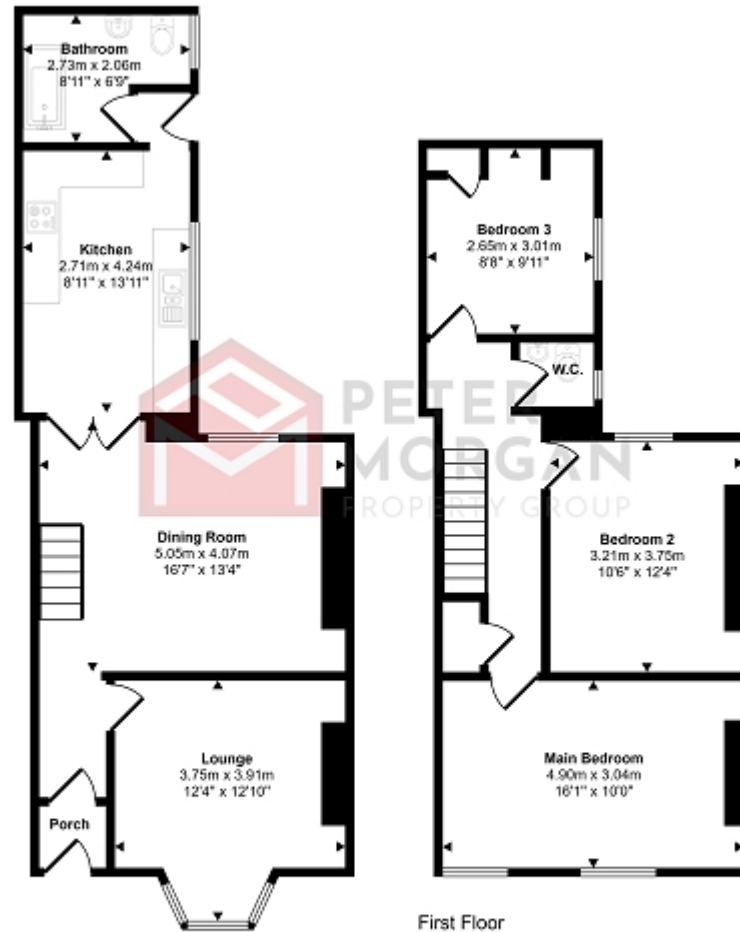
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
100 sq m / 1076 sq ft



Ground Floor
Approx 55 sq m / 588 sq ft

First Floor
Approx 45 sq m / 489 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+) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(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 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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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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