

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



17 Emily Fields, Birchgrove, Swansea. SA7 9NJ



£210,000

Main Features

- Semi-Detached Family Home
- Three Bedrooms
- Freehold
- EPC - B
- Enclosed Rear Garden
- Modern Sought-After Development
- Modern Fitted Kitchen
- Master Bedroom With En-Suite
- Driveway Providing Off-Road Parking
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity to purchase this three bedroom semi-detached home in the sought-after location of Birchgrove, Swansea. Enjoying convenient access to local schools, Morriston hospital, and the M4. To the rear is a generously-sized garden and a driveway providing off-road parking. Internally, the property has a modern feel throughout with modern decor making this an ideal family home ready to move into.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Wood-effect laminate flooring, radiator and stairs to access the first floor.
Doors to;

W.C.

Comprising of a low level WC and a pedestal wash hand basin. uPVC double glazed window to the front aspect, tiled effect laminate flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the front aspect, space for fridge / freezer, integrated oven with gas hob and cooker hood, plumbing in place for a washing machine and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

Window to front, radiator, tile-effect laminate flooring, fitted with a range of wall & base units work preparation surfaces over, space for fridge / freezer, stainless steel sink & drainer unit with mixer tap, storage cupboard housing combi boiler, plumbing for washing machine, space for tumble dryer and oven with gas hob over & cooker hood.

Living Room

uPVC double glazed window, wood-effect laminate flooring, two radiators, space for dining table & chairs and fitted storage cupboard understairs.
French doors to access the rear garden.

FIRST FLOOR

Landing

Fitted carpet, fitted storage cupboard and doors to;

Master Bedroom

uPVC double glazed window to front aspect, carpeted flooring, radiator and storage space over stairs and access to en-suite.

Master Bedroom En Suite

Comprising of a low level WC, pedestal wash hand basin and a corner shower cubicle. uPVC double glazed window to the front aspect, tile-effect laminate flooring, extractor fan and shaver point.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Three/ Study/ Playroom

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with shower over. uPVC double glazed window to the side aspect, tile-effect laminate flooring, radiator, shaver point and extractor fan.

EXTERNALLY

Gardens

A front garden laid to lawn with driveway and access to the rear garden.

An enclosed rear garden laid to lawn perfect for family days in the garden.

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)

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.

Service Charge

Please note there is a service charge which varies from £170 - £200 per annum which covers road maintenance.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

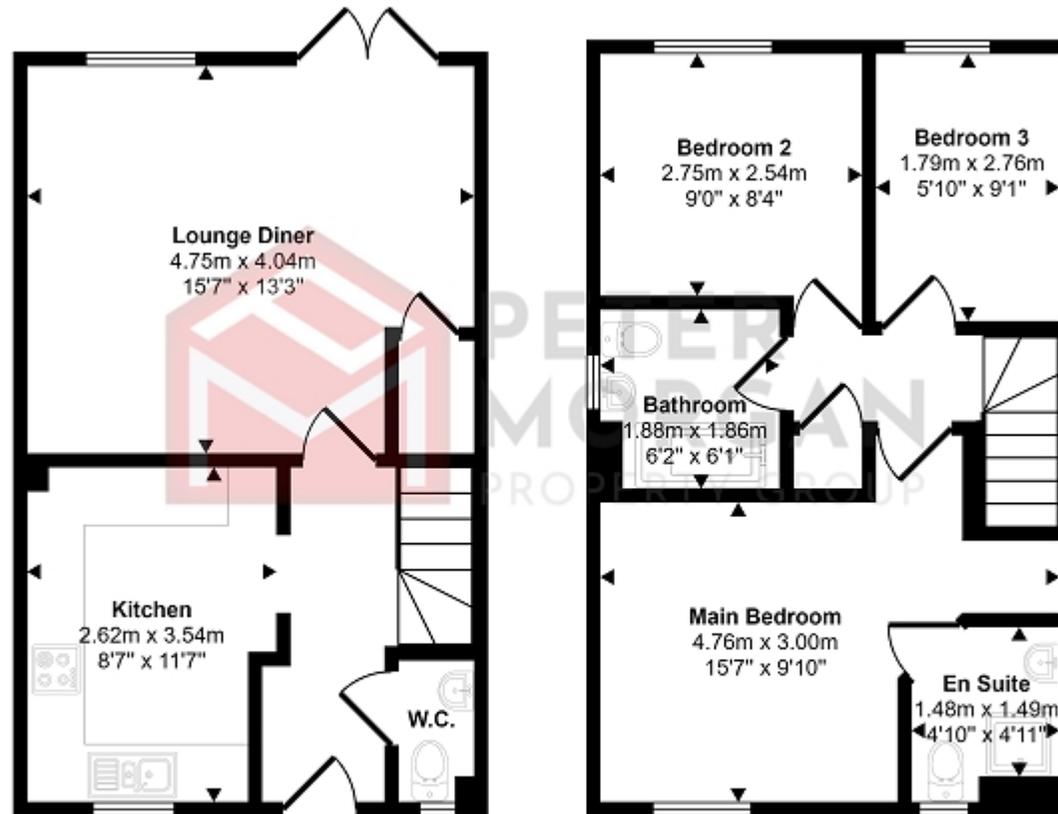
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
73 sq m / 786 sq ft



Ground Floor
Approx 37 sq m / 396 sq ft

First Floor
Approx 36 sq m / 390 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		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(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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