

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



34 Lon Y Wern, Alltwen, Swansea, City And County of Swansea. SA8 3BJ



£250,000

Main Features

- Detached Property
- Sought After Area
- Three Bedrooms
- Freehold
- EPC - TBC
- Private Rear Garden Boasting Mountain Views
- Gas Central Heating
- Country Side Location
- No Chain
- Need A Mortgage? We Can Help!

General Information

Nestled in the country side boasting fantastic views, this traditional family home comprises of a lounge, kitchen diner, shower room and WC to the ground floor and three bedrooms to the first floor, also benefitting from a beautiful and well established rear garden

Situated in the heart of Alltwen close to local shops, popular restaurants, Alltwen Primary, Rhos Primary and Cwmtawe Comprehensive School. Pontardawe town is a short distance away and benefits from amenities on a much larger scale both for daily and social use, whilst also having excellent transport links and access to the M4 corridor.

An early viewing is highly recommended not to miss the opportunity to purchase this wonderful family home!

GROUND FLOOR

Hallway

Carpeted flooring, radiator and stairs to the first floor.
Doors to;

Lounge

uPVC double glazed window to the front aspect, carpeted flooring and two radiators.

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 windows to the rear and side aspect, plumbing in place for a washing machine, space for cooker, tile-effect laminate flooring, two radiators and patio doors to access the rear garden.

Doors to;

Shower Room

Comprising of a low level WC, vanity wash hand basin and a shower cubicle. uPVC frosted double glazed window, tile-effect laminate flooring, radiator with attached heated towel rail and a wall mounted combi boiler serving domestic hot water and gas central heating.

Door to;

W.C.

Comprising of a low level WC. uPVC double glazed window to the rear aspect, radiator and tile-effect laminate flooring.

FIRST FLOOR

Landing

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

Doors to;

Bedroom One

uPVC double glazed window to front aspect boasting countryside views, carpeted flooring, radiator and fitted wardrobes.

Bedroom Two

uPVC double glazed window to front aspect boasting countryside views, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window to the front aspect boasting countryside views, carpeted flooring and radiator.

EXTERNALLY

Gardens

A front garden with decorative stone and dual access to the rear garden.

A rear garden, having patio laid area perfect for outdoor dining, decorative stone area with path leading to two lawned areas and with a range of mature trees and shrubbery giving a private feel and a perfect area to relax.

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.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding E


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	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF



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Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

