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2021
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101 Parc Gilbertson, Gelligron, Pontardawe, Swansea, City And County of Swansea. SA8 4PT



PETER MORGAN

£230,000

Main Features

- Highly Sought After Location
- Semi-Detached Town House
- Three Storeys
- Freehold
- EPC - C
- Garage
- Master Bedroom & En-Suite
- Recently Installed Boiler
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

Immaculately presented throughout, this three storey town, nestled in the heart of the sought after Parc Gilbertson development. This beautiful home comprises of a pleasant kitchen, WC, cosy lounge to the ground floor, three bedrooms and bathroom to the first floor and a master suite to the first floor with it's own dressing area and En-suite, not forgetting an enclosed rear garden with a raised patio area.

Situated close to a variety of local amenities on offer in Pontardawe including Ysgol Gynradd, Pontadawe Golf Club, Leisure Centre, , Cwmtawe Community School, variety of restaurants and many more, the property is also within a short commute of both Neath Town Centre and Swansea City Centre.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Hardwood laminate flooring, radiator and staircase to first floor.
Doors to;

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, plumbing in place for a washing machine, integrated cooker, gas hob with fan over, radiator, tile-effect laminate flooring and a cupboard housing a boiler serving domestic hot water and gas central heating.

Lounge

uPVC double glazed windows to the rear and side aspect, two radiators, hardwood laminate flooring and fitted storage cupboard under stairs.
Patio doors to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring, radiator, storage cupboard and stairs to the second floor.

Bedroom Two

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

Bedroom Three

Two uPVC double glazed windows to the front 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, part tiled walls, wood effect laminate flooring and radiator.

SECOND FLOOR

Master Bedroom

uPVC double glazed window to the front aspect, carpeted flooring, fitted storage cupboard and access to the loft above.

En Suite

Comprising of a low level WC, corner shower cubicle and pedestal wash hand basin. Skylight to rear aspect, wood effect laminate flooring, shaving point and radiator.

Dressing Area

Skylight to the rear aspect, carpeted flooring and radiator.

EXTERNALLY

Gardens

A front garden laid to lawn.

An enclosed rear garden with patio area boasting mountain views and steps to further laid to lawn area and gate access to the rear.

Garage

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 gas, mains drainage (Services not tested)

Current council tax banding D

Current heating type Gas

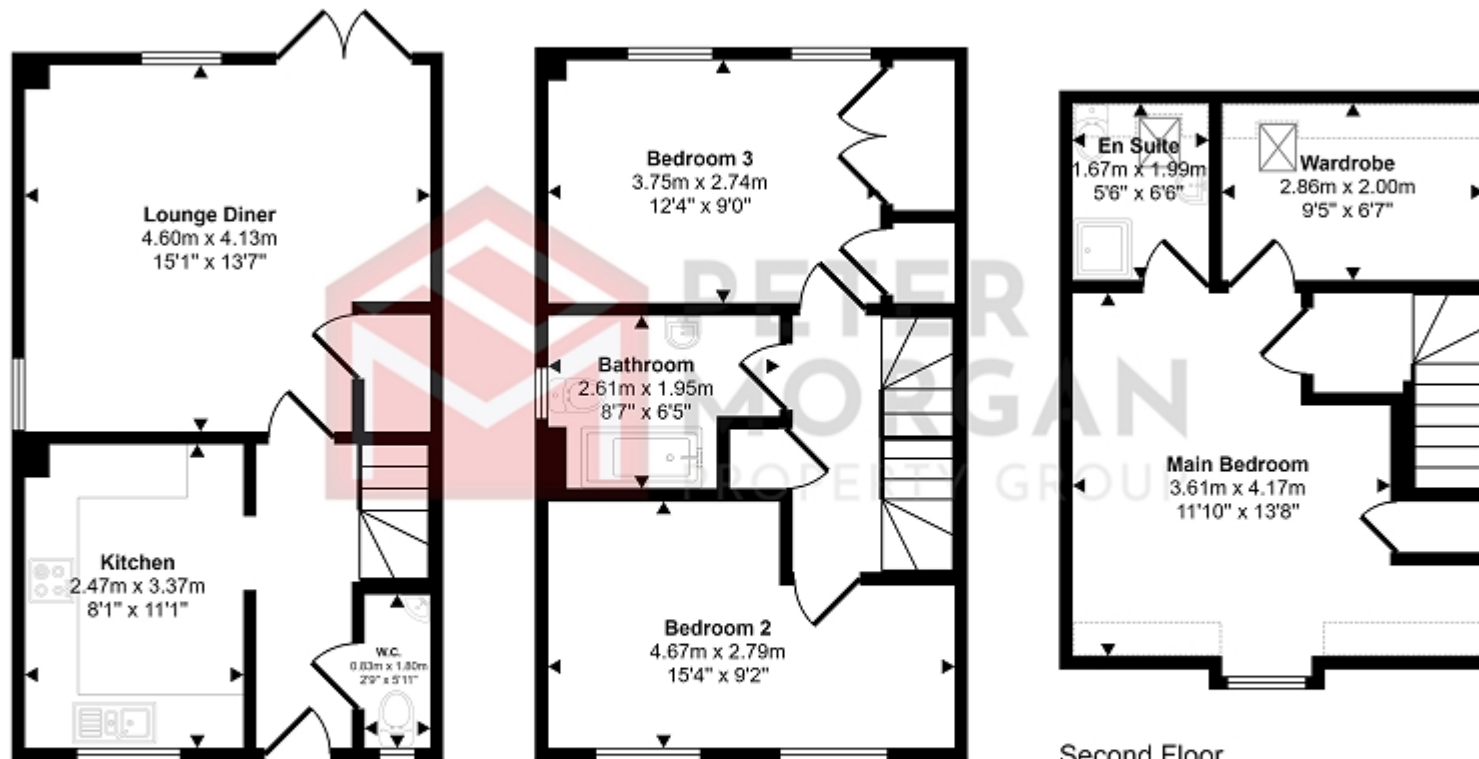
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
101 sq m / 1086 sq ft



Ground Floor
Approx 36 sq m / 385 sq ft

First Floor
Approx 36 sq m / 387 sq ft

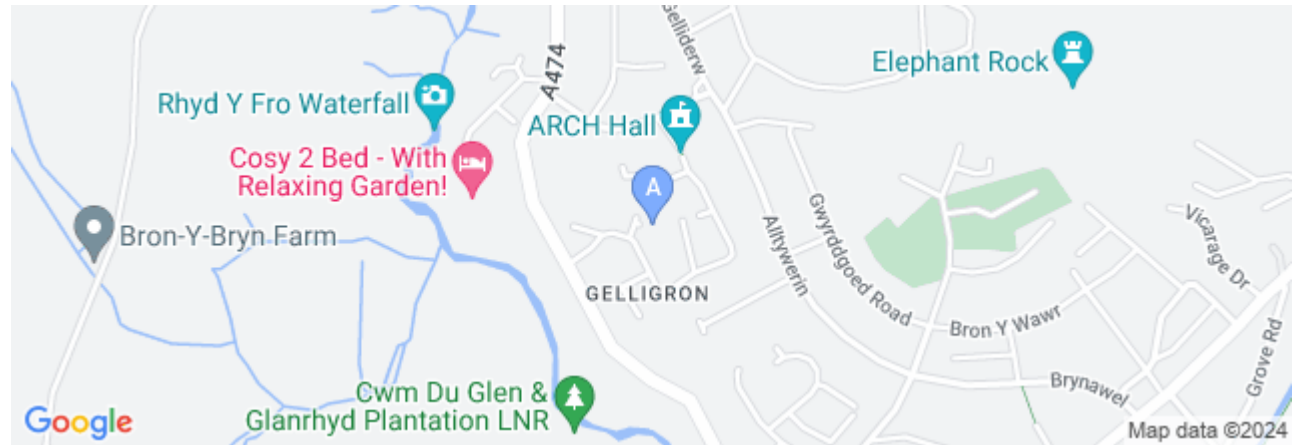
Second Floor
Approx 29 sq m / 314 sq ft

☐ Denotes head height below 1.5m

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 380.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		89
(69-80) C	78	
(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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