

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



39 Summerland Park, Upper Killay, Swansea, City And County of Swansea. SA2 7HX



**£300,000**

## Main Features

- Detached Bungalow
- Freehold
- EPC - D
- Council Tax - E
- Sought After Location
- Off Road Parking
- Good Sized Corner Plot
- Gas Central Heating
- Three Bedrooms
- Need A Mortgage? We Can Help!

## General Information

A fantastic opportunity to purchase this detached bungalow, nestled in peaceful Cul-De-Sac, in Summerland. The property comprises of a lounge, dining area, kitchen, conservatory, shower room and three bedrooms, also benefitting from a garage and a landscaped wrap around garden with mostly laid to lawn and a patio area.

This property is ideally located close to many local amenities such as, Fairwood Golf Club, Swansea Uplands Sports Club, Cila Primary School, whilst also having easy access to the A4118, Gower Peninsula and Mumbles.

Properties in this sought after area very rare become available, therefore an early viewing is highly recommended.

## GROUND FLOOR

### Porch

Tile effect laminate flooring.

Door to;

### Hallway

Radiator, carpeted flooring, loft access and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

## Kitchen

Appointed with a range of matching wall and base units with work tops over an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, built-in oven with gas hob and cooker hood over, integrated fridge freezer and part tiled walls.

Door to;

## Conservatory

Surround double glazed windows, carpeted flooring and radiator.

Door to access the rear garden.

## Lounge

uPVC double glazed window to the front aspect, radiator, carpeted flooring, and a feature fireplace with gas fire.

Sliding doors to access dining area.

## Bedroom One

Patio door to access the rear garden, radiator, carpeted flooring and fitted wardrobes.

## Bedroom Two

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

## Bedroom Three

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

## Shower Room

Comprising of a low level WC, wash hand basin and a walk in shower. uPVC double glazed frosted window to the rear aspect, heated towel rail, fully tiled walls and inset ceiling spotlights.

## EXTERNALLY

## Gardens

A wrap around laid to lawn garden with patio area.

## 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)

## 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** E


**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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.

**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



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

