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PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



13 Grant Street, Llanelli, Carmarthenshire. SA15 1PY



PETER MORGAN

£100,000

Main Features

- NO CHAIN
- Close To Trostre Retail Park
- Potential Investment Purposes
- Three Bedrooms
- EPC - TBC
- Freehold
- Two Reception Rooms
- Excellent Transport Links
- Close To Local Amenities
- Need A Mortgage? We Can Help!

General Information

Set in a conveniently location close to Trostre Retail Parc, this semi-detached property comprises of two reception rooms and kitchen to the ground floor, three bedrooms and bathroom to the first floor, also having an enclosed rear garden. Close to many local amenities such as Ysgol Coedcae School, Penyfan Playground, Llanelli Railway Station, Llanelli Town Centre and Retail Parc, also having excellent transport links and easy access to the M4 corridor.

Please visit our new and improved site for more information!

GROUND FLOOR

Entrance Hallway

Radiator, carpeted flooring and stairs to the first floor.

Living Room

uPVC double glazed window to front aspect, radiator, feature fireplace with stove, cupboard with gas meter, carpeted flooring and understairs storage cupboard.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC window to the rear aspect, electric oven, gas hob, plumbing in place for washing machine and wood effect tiled flooring.

Dining Area

Aluminium patio doors to access rear garden, tiled flooring, two radiators and consumer units.

FIRST FLOOR

Landing

uPVC window to side aspect, carpeted flooring and access to the loft above. Doors to;

Bedroom Three

uPVC window to front aspect, carpeted flooring and fitted wardrobes.

Bedroom One

uPVC window to front aspect, exposed floor boards and an airing cupboard housing a CH hot water tank.

Bedroom Two

uPVC window to rear aspect and exposed radiators.

W.C.

Comprising of a WC. uPVC window and vinyl flooring.

Shower Room

Comprising of a wash hand basin and adapted shower. uPVC Frosted window to rear aspect, cladded walls, extractor fan and vinyl flooring.

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.

A FEW WORDS FROM THE DEVELOPER**Viewings**

Strictly By Appointment Only

Utilities

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

Current council tax banding B


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.

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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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