

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**73 Gorof Road, Lower Cwmtwrch, Swansea, City And County of Swansea. SA9 1DX**



**PETER MORGAN**

**Offers Over £375,000**

## **Main Features**

- Presented To A High Standard Throughout
- Detached Dormer Bungalow
- Wrap Around Garden
- Freehold/ EPC - C
- Lounge/Diner Having Bi-Fold Doors
- Mountain Views To The Front Aspect
- Five Bedrooms
- Detached Garage & Driveway
- Master Bedroom With En-Suite
- Need A Mortgage? We Can Help!

## **General Information**

The perfect family home, having been tastefully decorated throughout by it's current owners, boasting spectacular mountain views to the front aspect and Bi-fold doors to access the front seating area, perfect for hosting gatherings with family/friends. Comprising of a cosy reception room with Bay window and Multi-Burner, modern kitchen with integrated appliances, an open plan dining room and lounge with media wall, two bedrooms and bathroom to the ground floor, gallery landing, two bedrooms and master bedroom with En-suite to the first floor, also benefitting from a detached garage.

The property is located close to many local amenities such as Maesydderwen Comprehensive School, Tesco Superstore, The popular Aurbrey Arms with a variety of many other restaurants, Ysgol Bro Tawe, Ystradgunlais Rugby Club, Ystradgunlais Sports Club, local bus station, easy access to the M4 corridor and Swansea City Centre.

Please visit our new and improved site for more information!

## **GROUND FLOOR**

### **Hallway**

Enter through a uPVC front door, wooden flooring, radiator and inset ceiling spotlights.

### **Reception Room**

uPVC double glazed Bay window to front aspect, wooden flooring, radiator, partial acoustic wall panels, inset ceiling spotlights, multi-fuel burner and staircase to first floor.

### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and a composite sink with mixer tap. uPVC double glazed window to the side aspect, integrated microwave, integrated dishwasher, integrated gas hob with cooker hood over, tiled splash back, wooden flooring, inset ceiling spotlights, vertical radiator, wooden flooring and patio door to access the rear garden.

### **Lounge**

uPVC double glazed window to the rear aspect, two radiators, wooden flooring, inset ceiling spotlights and custom made media wall.

### **Bedroom Four**

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

### **Bedroom Five**

uPVC double glazed window to front and side aspect and carpeted flooring.

### **Bathroom**

Comprising of a low level WC, walk in shower cubicle with rainfall shower, wash hand basin and panelled bath. uPVC double glazed window to the rear aspect, wood effect laminate flooring, radiator, inset ceiling spotlights and part tiled walls.

### **Landing**

A gallery landing having carpeted flooring, fitted storage cupboards and feature panelled wall.

## Master Bedroom

uPVC double glazed window to front aspect, radiator, carpeted flooring, fitted storage cupboard and inset ceiling spotlights.

## En Suite

Comprising of a low level WC and wash hand basin. Skylight to rear aspect, wood-effect laminate flooring, partial acoustic wall panelling, fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

## Bedroom Two

Skylight to rear, radiator and carpeted flooring.

## Bedroom Three

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

## Shower Room

Comprising of a low level WC, wash hand basin and walk in shower. Skylight to rear aspect, wood-effect laminate flooring and heated towel rail.

## EXTERNALLY

### Gardens

Larger than usual front garden laid to lawn with mature shrubs, brick laid path to access the rear and steps leading to patio area boasting mountain views.

## Garage

Up and over door.

## Mortgage Advice

PM Financial 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










# 73 Gorof Road, Lower Cwmtwrch, Swansea, City And County of Swansea. SA9 1DX

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(55-68) <b>D</b>		
(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 Sales Hub

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

## Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Talbot Green Sales Hub

talbotgreen@petermorgan.net

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

## Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

## Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

## Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS



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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.

**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**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

