

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



Celyn De Long Street, Ystradgynlais, City And County of Swansea. SA9 1RP



PETER MORGAN

£650,000

Main Features

- Exclusive Six Bedroomed Property
- Three Reception Rooms
- Detached Family Home
- Freehold
- Ample Off Road Parking & Garage
- Popular Village Location
- EPC - D
- Including Plot Of Land With Purpose Built Outhouse
- Versatile Living Accommodation
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity to purchase this unique six bedroomed family home, nestled in a peaceful location enjoying fantastic surround country side views. The property offers versatile living accommodation perfect for extended households, benefitting from three reception rooms, kitchen, conservatory, access to garage to ground floor, six bedrooms, En-suite and family bathroom to the first floor, also benefitting from ample off road parking and picturesque gardens with an additional plot opposite the property with gardens and a purpose built outhouse.

Located in a sought after location with no passing traffic, close to local amenities such as Ystradfawr Nature Reserve, local schools, variety of restaurants, good transport links and a short drive to the nearest villages Abercrave and easy access to the M4 corridor.

We highly recommend viewing this property to fully appreciate the size and potential it has to offer a growing family.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Enter through uPVC door to front, wooden stairs to access the first floor, consumer unit, CH thermostat, tiled flooring and radiator.

Doors to;

W.C.

Comprising of a low level WC and wash hand basin. Wooden double glazed window to rear aspect, tiled flooring, part tiled walls and radiator.

Dining Room

uPVC French doors to side aspect, wooden double glazed window to rear aspect, wooden flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, space and plumbing in place for washing machine, integrated fridge freezer, integrated dishwasher, integrated oven, electric hob with fan over, tiled flooring and radiator.

Reception Room

Wooden French doors to access conservatory, two radiators and wooden flooring.

Conservatory

uPVC wood effect French doors to access front garden and wooden flooring.

Reception Room Two

Wooden double glazed window to the front and rear aspect, uPVC wood effect doors to side aspect, radiator and feature log burner.

Reception Room Three

Wooden double glazed window to side aspect, radiator, carpeted flooring and access to the loft.

Garage

Elec up and over door, wooden double glazed window, gas boiler serving domestic hot water and gas central heating (immersion system), power and lighting.

FIRST FLOOR

Bedroom Six

Wooden double glazed window to front aspect, laminate flooring, radiator.

Bedroom Two

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

Bedroom One

Wooden double glazed window to rear aspect built in wardrobes, carpeted flooring, radiator and access to the loft above.

Door to;

En Suite

Generous size En-suite comprising of a low level WC, wash hand basin, bidet, corner bath and shower cubicle with electric shower. Wooden double glazed Frosted window to side aspect, radiator, fully tiled flooring and walls.

Bedroom Four

Wooden double glazed window to front aspect, carpeted flooring, radiator and built in wardrobes.

Bathroom

Comprising of a low level WC, shower cubicle and wash hand basin. Wooden double glazed window to side aspect, tiled flooring and radiator.

Bedroom Three

Wooden double glazed window to front aspect, wooden flooring and radiator.

Bedroom Five

Wooden double glazed window to rear aspect, wooden flooring and radiator.

EXTERNALLY

Gardens

A enclosed garden laid to lawn with mature shrubs, surround brick wall, driveway offering off road parking and access to garage.

There is a plot of land opposite with matured shrubs and purpose built outhouse.

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

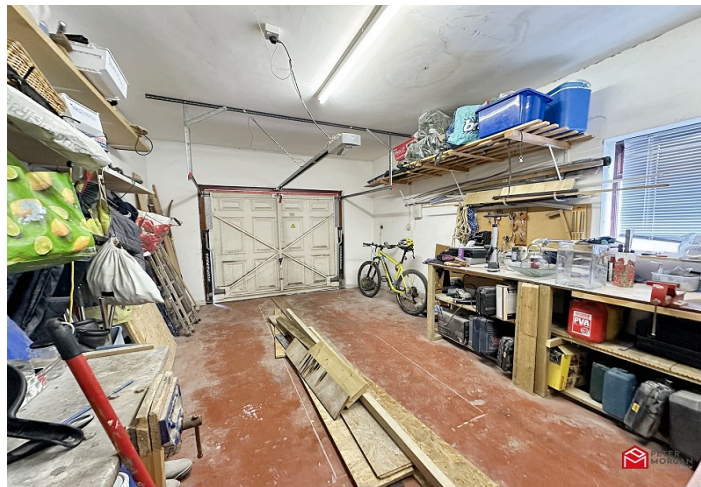
Current heating type

Gas

Tenure (To be confirmed)

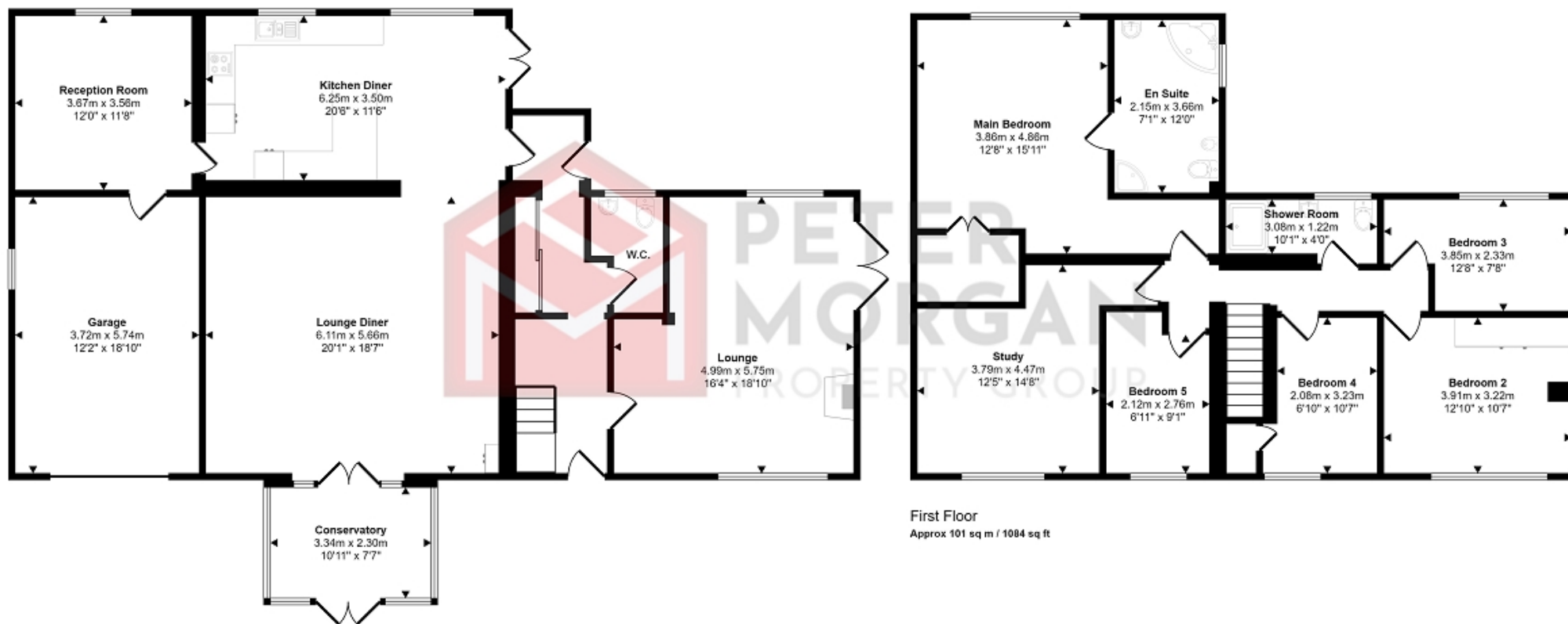
Freehold







Approx Gross Internal Area
251 sq m / 2698 sq ft



Ground Floor
Approx 150 sq m / 1615 sq ft

First Floor
Approx 101 sq m / 1084 sq ft

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 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(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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