



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



1 Howells Terrace, Alltwen, City And County of Swansea. SA8 3AQ



PETER MORGAN

£350,000

Main Features

- Unique Five Bedroomed Cottage
- Beautifully Presented Throughout
- Feature Log Burner
- Freehold
- Master Bedroom With En-suite
- EPC - D
- Landscaped Low Maintenance Garden
- Off Road Parking
- Modern Kitchen Diner
- Need A Mortgage? We Can Help!

General Information

An opportunity to an extended double cottage with loads of original features log burner, open plan living beam ceiling for the fantastic kitchen diner unlock storage. The garden itself is enclosed in private enough as lovely views over the surroundings village location itself in the heart of us when near the rugby club and Cwmtawe schools in Pontardawe and all its amenities. The property itself offers spacious bedrooms to the first floor with an en suite and a generous family bathroom.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Slate Flooring, double radiator, uPVC double glazed window to the front aspect and carpeted stairs to the first floor.

Door to;

Dining/Family Room

A large family room having two uPVC double glazed bay windows, wooden flooring, two radiators, exposed ceiling beams and a feature stone central piece with a wood burner.

Door to;

Reception Room

Can also be used as a Sixth Bedroom.

uPVC double glazed window to the rear aspect, wooden flooring, radiator and built in sliding wardrobes.

W.C.

Comprising of a low level WC and pedestal wash hand basin. uPVC double glazed window to the rear aspect, tiled splash back and tiled flooring.

Office

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

Kitchen

A modern family appointed with a range of matching white high gloss wall and base units with black work tops over and an inset stainless steel sink with designer mixer tap. A central island with storage cupboards and a gas hob with stainless steel extractor fan over. uPVC double glazed window to the side aspect, radiator, inset ceiling spot lights, slate flooring and uPVC double glazed French doors to access the rear garden.

Through to;

Dining Room

uPVC double glazed window to the side aspect, slate flooring, under floor heating radiator and a feature stone chimney breast.

FIRST FLOOR

Landing

Sensor activating spot lights and carpeted flooring.

Doors to;

Bedroom Five

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

Bedroom Three

uPVC double glazed window to the front aspect, carpeted flooring, radiator, vaulted ceiling with exposed beams and ceiling spotlights.

Bedroom Two

uPVC double glazed window to the front aspect, carpeted flooring, double radiator, vaulted ceiling with exposed beams and ceiling spotlights.

Master Bedroom

A spacious master bedroom with a large uPVC double glazed window to the side aspect offering plenty of natural light, carpeted flooring, vaulted ceiling with exposed ceiling beams, carpeted flooring and radiator.

Door to;

Dressing Area

uPVC double glazed window to the side aspect, storage cupboards and carpeted flooring.

Door to;

En Suite

A stylish En Suite comprising of a low level WC, pedestal wash hand basin, walk in shower with glass door and a free standing claw foot roll top bath with Victorian style mixer tap. Tiled flooring with under floor heating, fully tiled walls, inset ceiling spotlights, extractor fan and column radiator.

Bedroom Four

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

Family Bathroom

A stylish suite comprising of a low level WC, twin bowl vanity wash hand basins, a tiled panelled bath with mixer tap and a double walk in shower with rainforest shower head and body jets. Two uPVC double glazed windows, tiling to the floor and walls, under floor heating, surround sound system and ceiling spotlights.

EXTERNALLY

Gardens

A drive to the front of the property offering off road parking and access to the garden.

An enclosed beautiful spacious garden benefitting from a large patio laid area, laid to lawn area with matured shrubs and access to the side area which offers great storage.

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 neath@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding F

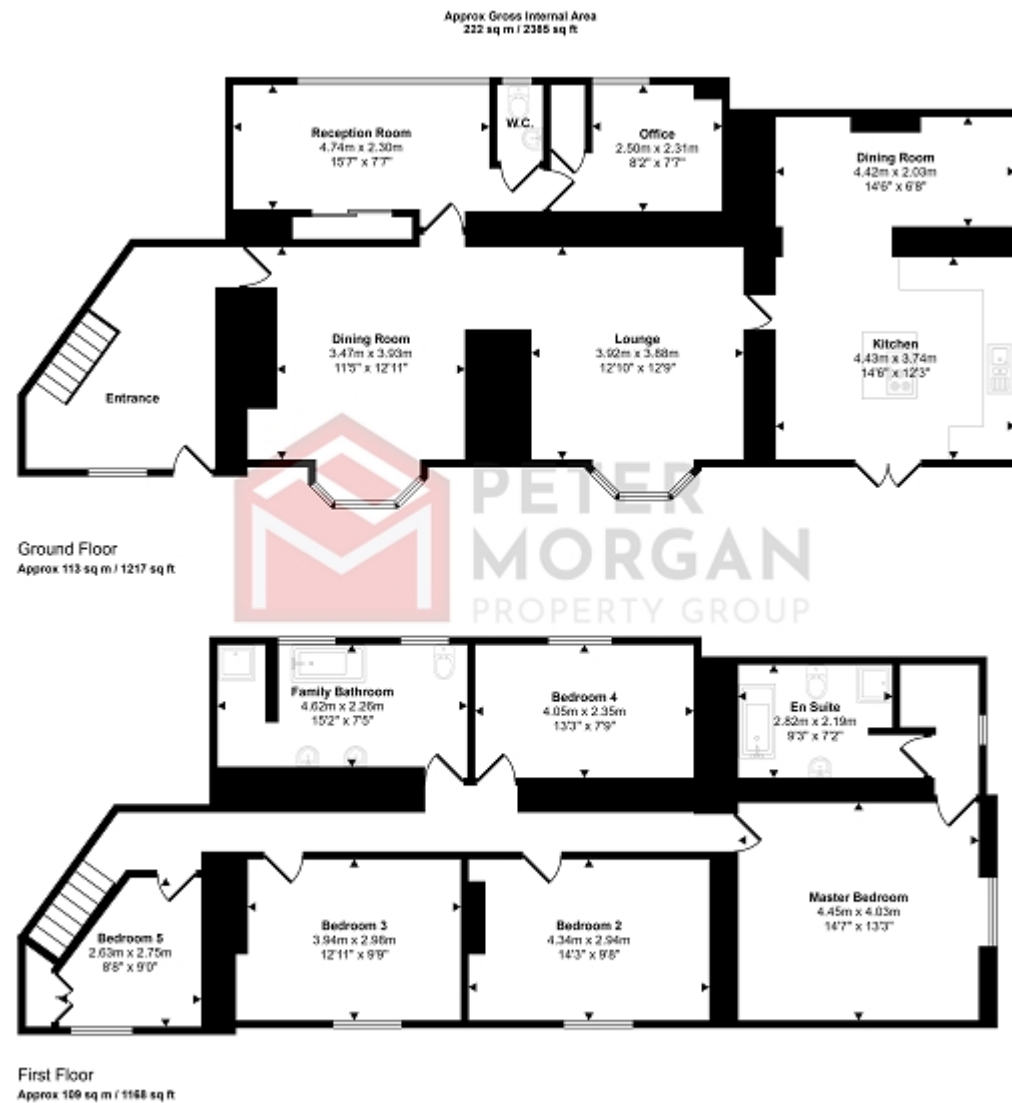
Current heating type Gas

Tenure (To be confirmed) Freehold










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 Make Snappy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(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.

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



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

www.petermorgan.net
03300 563 555

