

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



222 Heol Dulais, Birchgrove, Swansea, City And County of Swansea. SA7 9LH



PETER MORGAN

£140,000

Main Features

- NO ONWARDS CHAIN
- Two Bedrooms
- Freehold
- Off Road Parking To Rear
- Recently Decorated Throughout
- Easy Access To M4 Corridor
- Newly Fitted Bathroom
- EPC - D
- Potential For Investment Purposes
- Need A Mortgage? We Can Help!

General Information

This two-bedroom house is located in a desirable residential area with easy access to local amenities and transport links. The property features a well-maintained exterior with off-road parking available at the rear. It is set within a pleasant neighborhood, which includes several nearby schools such as Birchgrove Comprehensive School and Birchgrove Primary School, making it ideal for families.

Upon entering, the property presents a bright reception room, recently decorated, showcasing ample natural light from a large front window. The space is designed for comfort and functionality, leading to a second reception room that offers additional living space. The house benefits from gas heating and features double-glazed windows throughout for improved energy efficiency.

The kitchen is fitted with wood cabinetry and includes essential appliances, with access to the rear garden through a back door. This area offers convenience for outdoor activities and gatherings. The functionality of the kitchen is enhanced by its practical layout, providing enough room for dining options.

The location is conveniently situated near various amenities, including convenience stores, parks, and takeaway options. Residents can enjoy nearby recreational areas such as Heol Las Park and multiple playgrounds, providing ample opportunities for outdoor activities. The proximity to local bars and dining venues enhances the area's appeal for social and community engagement.

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring, fitted storage cupboard understairs and stairs to first floor.

Living Room

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Door to;

Dining Room

uPVC double glazed window to rear aspect, radiator and wood-effect laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Double glazed window to rear aspect, radiator, wood-effect laminate flooring, tiled splash backs and access to understairs storage.

Door to access rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect, carpeted flooring and access to loft above.

Bedroom One

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

Bedroom Two

uPVC double glazed window to rear aspect, radiator and wood-effect laminate flooring.

Bathroom

Comprising of a low level WC, wash hand basin and panelled bath with shower over and glass screen. Frosted double glazed window to rear aspect, radiator, tile-effect laminate flooring and part tiled walls.

EXTERNALLY

Gardens

Front garden with two lawned area, access to front of property, side access lane and a communal field in front.

Rear enclosed low maintenance rear garden with storage shed, side access lane and rear access gate providing access to off-road parking.

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 B


Current heating type Gas

Tenure (To be confirmed) Freehold





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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		79
(55-68) D	64	
(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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