

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



PETER MORGAN

**7 Pant Street, Port Tennant, Swansea, City And County of Swansea. SA1 8ND**

**£110,000 Guide Price**



PETER MORGAN

### **Main Features**

- NO ONWARDS CHAIN
- For Sale by Modern Auction
- Freehold
- Mid Terraced Property
- Enclosed Rear Garden With Lane Access
- Gas Central Heating
- EPC - D
- Buyers Fees Apply
- Subject to Reserve Price & Reservation Fee
- Need A Mortgage? We Can Help!

### **General Information**

This mid-terraced house offers reception rooms, providing space for relaxation or entertainment, kitchen and bathroom to ground floor and three bedrooms to the first floor, also with gas central heating and double-glazed windows, it offers a comfortable living environment. The house is available as a freehold and does not involve any onwards chain, which simplifies the purchasing process.

The enclosed rear garden features lane access and is a potential space for outdoor activities or enhancements. The garden layout provides opportunity for patios or garden furniture, making it a versatile area for various uses.

This property is well-located, close to Swansea City Centre, having nearby amenities including fast food options, coffee shops, and a variety of dining establishments. Schools and healthcare facilities are conveniently accessible, ensuring that essential services are within reach, also having excellent transport links and access to the M4 corridor.

### **GROUND FLOOR**

#### **Living Area**

uPVC double glazed Bay window to front aspect, carpeted flooring, radiator and feature fireplace with electric fire.

Through to;

#### **Dining Area**

Carpeted flooring, radiator and uPVC double glazed door to access rear garden.

#### **Kitchen**

Appointed with wall and base units with work tops over and stainless steel sink with mixer tap. uPVC double glazed window to side aspect, space for cooker, plumbing in place for washing machine and combi boiler serving domestic hot water and gas central heating.

#### **Bathroom**

Comprising of a low level WC, wash hand basin, panelled bath and shower cubicle. uPVC double glazed window to rear aspect, tiled flooring and radiator.

### **FIRST FLOOR**

#### **Landing**

Doors to;

#### **Bedroom One**

uPVC double glazed windows, carpeted flooring, storage and radiator.

#### **Bedroom Two**

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

#### **Bedroom Three**

Dual uPVC double glazed windows front aspect, carpeted flooring and radiator.

## EXTERNALLY

### Gardens

Enclosed rear garden with raised decking and access to rear lane.

### 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.

## Auctioneer Comments

This property is for sale by Modern Method of Auction powered by iamsold LTD

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## 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

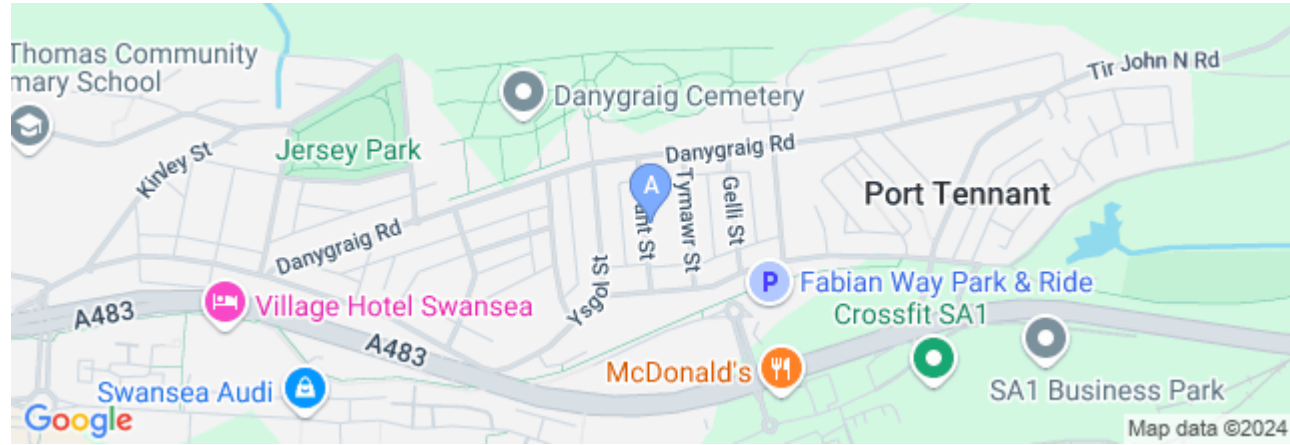




# 7 Pant Street, Port Tennant, Swansea, City And County of Swansea. SA1 8ND

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>		80
(55-68) <b>D</b>	63	
(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.

<p><b>Neath</b> Sales Hub</p> <p>npt@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath</b> Lettings Hub</p> <p>lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p><b>Neath</b> Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p><b>Bridgend</b> Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p><b>Talbot Green</b> Sales Hub</p> <p>talbotgreen@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p><b>Talbot Green</b> Lettings Hub</p> <p>lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p><b>Carmarthen</b> Sales Hub</p> <p>carmarthen@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p><b>Carmarthen</b> Lettings Hub</p> <p>lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>
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# PETER MORGAN



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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**  
**03300 563 555**



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