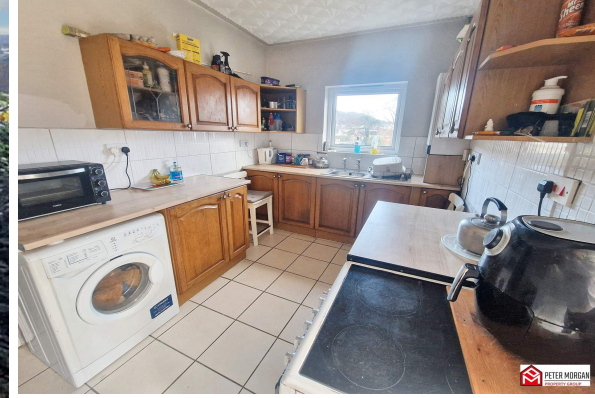


THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

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 **PETER MORGAN**
PROPERTY GROUP

2 Farm Road, Trebanos, Pontardawe, Swansea, West Glamorgan, SA8 4DE

£280,000



PETER MORGAN

Main Features

- No Onwards Chain!
- Detached Bungalow
- EPC - TBC
- Freehold
- Ample Off Road Parking
- Gas Central System
- Shower Room & Separate WC
- Country Side Views
- Three Bedrooms & Two Reception Rooms
- Need A Mortgage? We Can Help!

General Information

This detached bungalow features three bedrooms, two reception rooms and is situated in a tranquil area with picturesque countryside views. The property boasts ample off-road parking for multiple vehicles, ensuring convenience for residents and visitors alike.

Beyond the rear of the property lies garden space, primarily laid to lawn, which provides potential for landscaping or gardening projects. The garden features established trees and areas for planting, complementing the natural surroundings.

The location of the bungalow is well-connected, with nearby towns offering a range of local amenities such as Coed Gwilym Park, Manor Park Country House, Trebanos Sports Clubs, YGGD Primary School, excellent transport links and easy access to the M4 corridor.

GROUND FLOOR

Hallway

Carpeted flooring and radiator.
Doors to;

Bedroom One

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

Bedroom Two

uPVC double glazed window to front aspect and carpeted flooring.

Bedroom Three

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

W.C.

Low level WC, radiator and tiled walls.

Lounge

Wooden flooring, radiator and a feature fireplace with solid fuel fire.
Through to;

Dining Room

Tiled flooring, radiator, uPVC door and French doors to access rear garden.
Door to;

Rear Hallway

Tile flooring and radiator.
Doors to;

Shower Room

Comprising of a low level WC, wash hand basin and walk-in shower. uPVC Frosted double glazed window, radiator, hand rail tiled flooring and walls.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink. uPVC double glazed window to rear aspect, plumbing in place for washing machine, radiator, part tiled walls, tiled flooring, space for free standing cooker and uPVC door to access rear garden.

Utility Room

uPVC double glazed windows and uPVC door to rear garden.

EXTERNALLY

Gardens

Outside the front of the property is a driveway with gated access and a retaining wall leading to the rear of the property, the rear of the property is a mix between patio and laid to lawn with garden sheds and greenhouses.

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

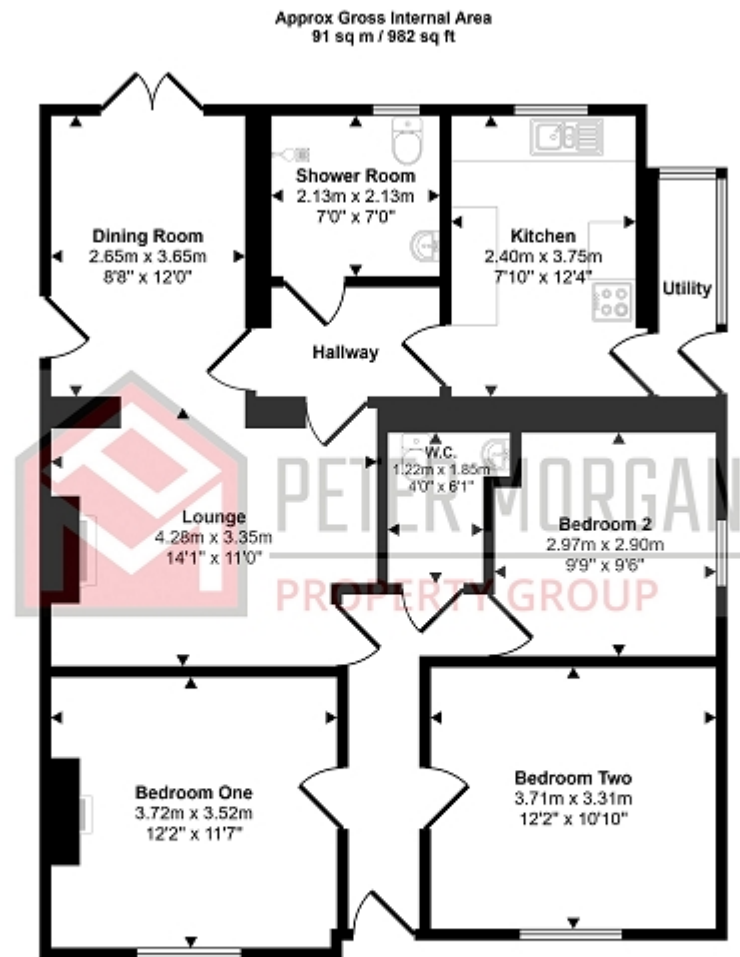
Current council tax banding C

Current heating type Gas

Tenure (To be confirmed) Freehold







Floorplan

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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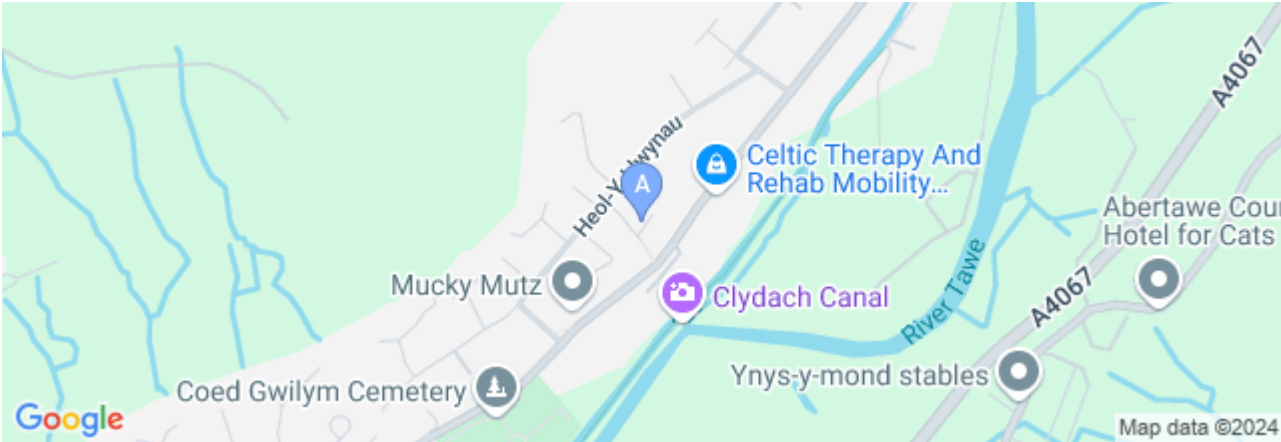
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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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