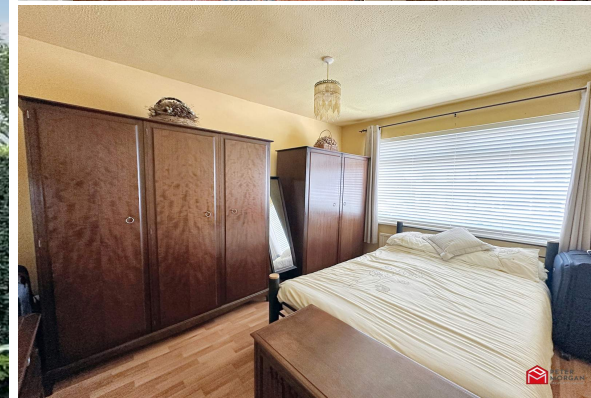


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Lettings & Financial

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**The Telegraph**



**14 Lon Tyrhaul, Llansamlet, Swansea, City And County of Swansea. SA7 9SF**

**£210,000**



### **Main Features**

- Semi-Detached Property
- Freehold
- Three Bedrooms
- Off Road Parking
- EPC - TBC
- Gas Central Heating
- Enclosed Rear Garden
- Conservatory To Rear
- Easy Access To M4 Corridor
- Need A Mortgage? We Can Help!

### **General Information**

This semi-detached property located in a tranquil area, featuring two reception rooms, conservatory, three bedrooms and one bathroom. also boasting ample off-road parking space, with a driveway leading up to the front entrance. This freehold property benefits from gas central heating.

Close to many local amenities such as Talycopa Primary School, local train station, Trallwn Cycle Park, Tesco Extra, variety of restaurants, whilst also having easy access to the A465 and M4 corridor.

### **GROUND FLOOR**

#### **Hallway**

uPVC double glazed window to front aspect, radiator, carpeted flooring, storage cupboard and stairs to first floor.

#### **Lounge**

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

### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, electric hob, integrated oven, cooker hood, plumbing in place for washing machine and fully tiled walls.

### **Dining room/Conservatory**

uPVC double glazed windows to rear aspect, radiator and laminate flooring. uPVC door to access rear garden.

### **FIRST FLOOR**

#### **Landing**

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

#### **W.C.**

Low level WC, uPVC Frosted double glazed window to rear aspect. part tiled walls and tile-effect vinyl flooring.

#### **Bathroom**

Comprising of a low level WC, wash hand basin and bath with mixer taps. uPVC Frosted double glazed window to rear aspect, fully tiled walls and tile-effect vinyl flooring.

#### **Bedroom Three**

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

#### **Bedroom One**

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

## Bedroom Two

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

## EXTERNALLY

## Gardens

Enclosed front garden with laid to lawn area with driveway offering off road parking.

Rear garden with decking and steps leading to further enclosed garden with patio area.

## 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.

## 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 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Viewings

Strictly By Appointment Only

## Utilities

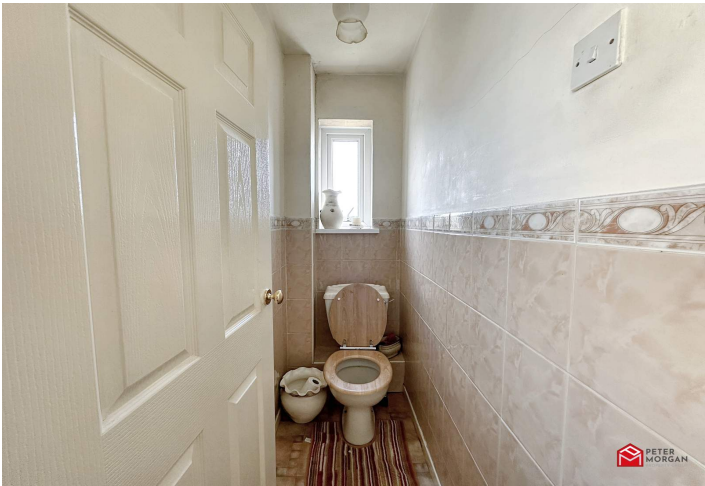
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

<b>Current council tax banding</b>	<b>C</b>
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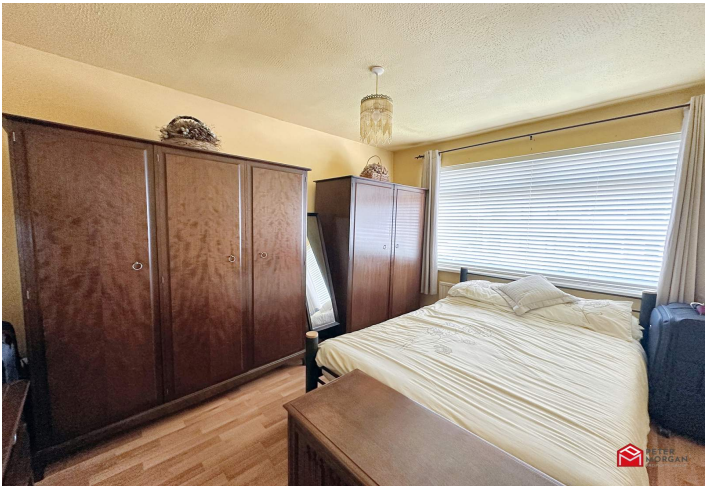
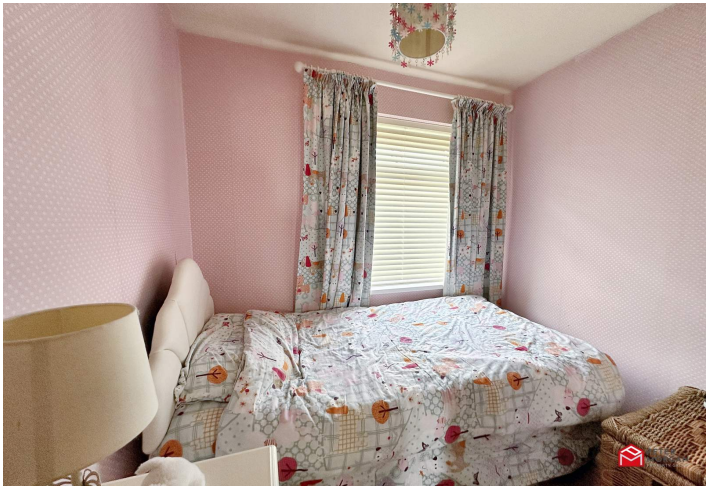
<b>Current heating type</b>	<b>Gas</b>
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<b>Tenure (To be confirmed)</b>	<b>Freehold</b>
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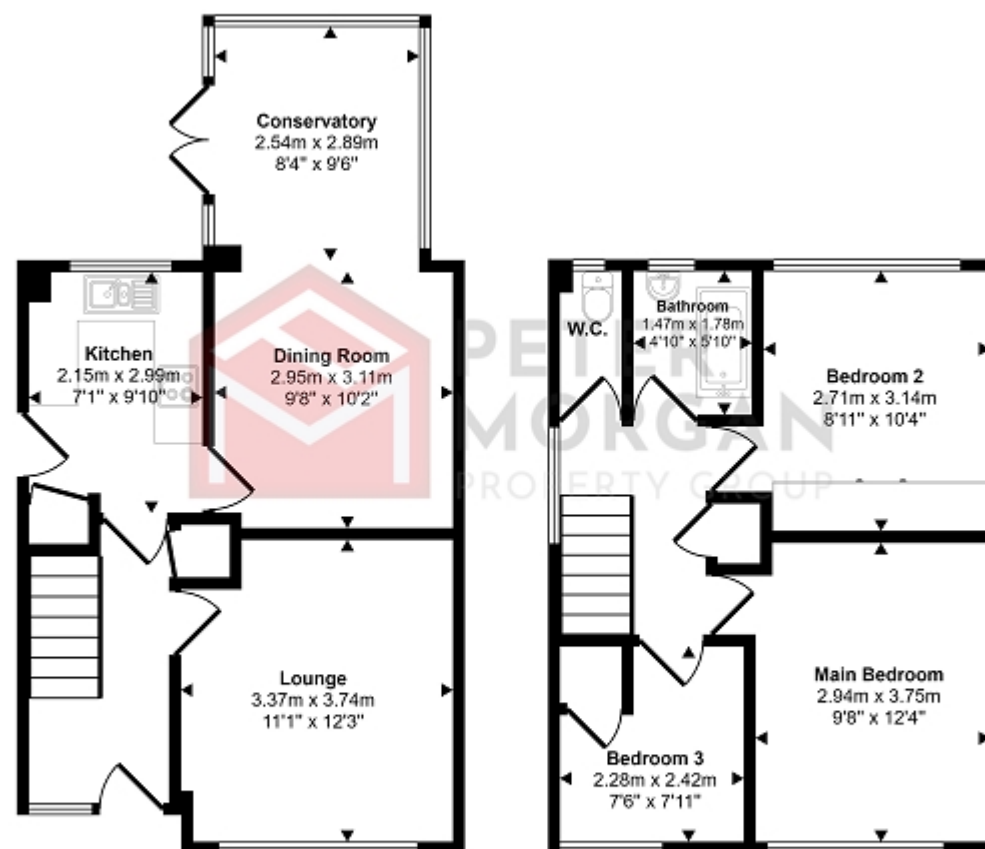








Approx Gross Internal Area  
81 sq m / 876 sq ft



Ground Floor  
Approx 44 sq m / 471 sq ft

First Floor  
Approx 38 sq m / 405 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.

14 Lon Tyrhaul, Llansamlet, Swansea, City And County of Swansea. SA7 9SF

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.

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