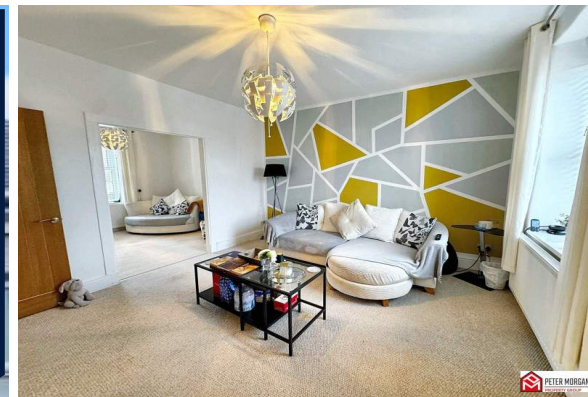


THE GUILD
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN
PROPERTY GROUP

115 Gwilym Road, Cwmllynfell, Swansea, City And County of Swansea. SA9 2GU



PETER MORGAN

Offers In Region Of £180,000

Main Features

- Traditional Semi-Detached House
- Boasting Country Side Views
- Freehold
- EPC - E
- Well Presented Through-out
- Versatile Accommodation Set Over Three Floors
- Three Bedrooms
- Family Bathroom & Separate WC.
- Oil Central Heating
- Need A Mortgage? We Can Help!

General Information

A fantastic opportunity to buy a a traditional style semi-detached house set over three floors with impressive countryside views. The accommodation briefly comprises an en-close entrance hall, hallway with staircase to second floor, dining room leading to lounge with open views to rear and staircase to ground floor. A dining room with doors opening onto the rear garden, fitted kitchen with integrated appliances and a bathroom with shower over and stylish tiling. To the second floor are three generous sized bedrooms a WC and countryside views. Outside to the front is a gated pathway, low maintenance garden with secure railings and a further access to side leading onto the rear garden benefitting from a generous sized brick built shed, lawn, raised decking area, a range of trees and shrubbery and a retaining walls allowing scenery viewing.

FIRST FLOOR

Porch

Enclosed with door leading to:

Hallway

Staircase leading to first floor landing and radiator.
Doors to;

Sitting Room

uPVC double glazed window to front aspect and radiator.
Through to;

Lounge

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

Rear Hallway

uPVC double glazed window to rear aspect, carpeted flooring and stairs to access ground floor.

GROUND FLOOR

Dining Room

uPVC double glazed patio doors leading to rear garden, uPVC double glazed window to rear aspect, radiator, shelving, storage cupboards and doors leading to:

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window and uPVC door to access rear garden, fitted electric hob, plumbing in place for washing machine, space for fridge freezer, combi boiler, integrated oven and vertical radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. Tiled flooring, tiled walls and heated towel rail.

SECOND FLOOR

Landing

uPVC double glazed window to rear aspect, radiator and access to loft above.
Doors to;

Bedroom Two

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

Bedroom One

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

Bedroom Three

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

W.C.

Comprising of a low-level WC and vanity wash hand basin. Wood-effect flooring and heated chrome towel rail.

EXTERNALLY

Gardens

To the front is a retaining fence, gate and path to front door, two wall lights and synthetic grass. A further gate gives access to the rear garden. This benefits from a brick built shed/ workshop, gate leading to lawned area with decking and a range of trees, flowers and shrubbery. Secure wall and fencing surrounds the garden with countryside beyond.

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 (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Oil. (Services not tested)

Current council tax banding

B

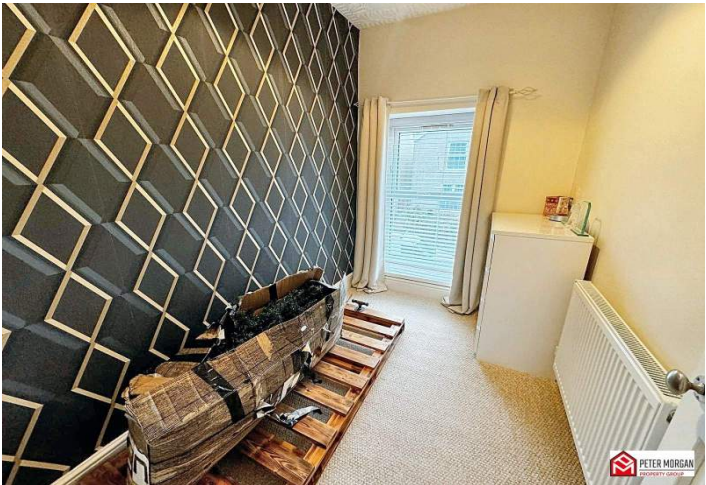
Current heating type

Oil

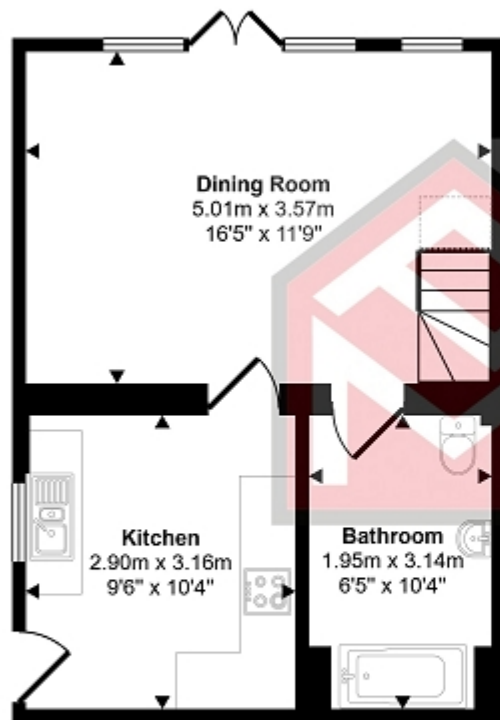
Tenure (To be confirmed)

Freehold

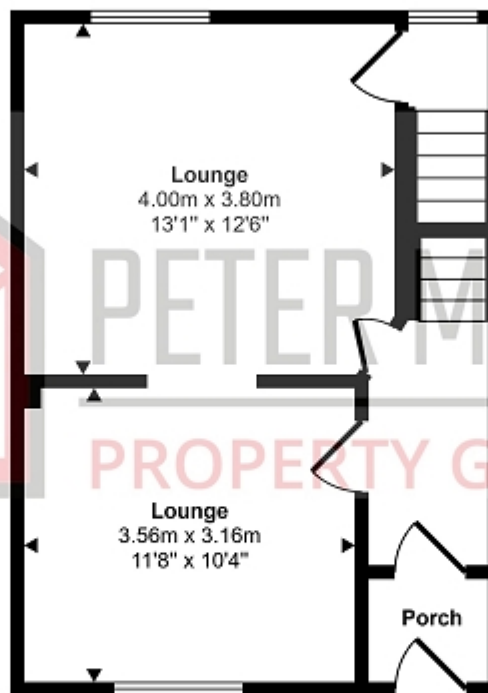




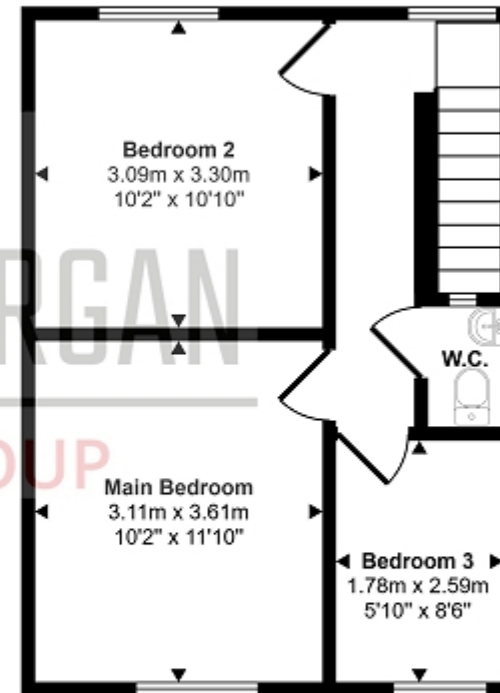
Approx Gross Internal Area
107 sq m / 1148 sq ft




Ground Floor
Approx 35 sq m / 380 sq ft



First Floor
Approx 35 sq m / 382 sq ft




Second Floor
Approx 36 sq m / 386 sq ft

 Denotes head height below 1.5m

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		79
(55-68) D		
(39-54) E	53	
(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.

Neath Hub

npt@petermorgan.net
lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Hub

talbotgreen@petermorgan.net
lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Hub

carmarthen@petermorgan.net
lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Cardiff Hub

cardiff@petermorgan.net
lettingscd@petermorgan.net

144 Crwys Road,
Cathays
Cardiff
CF24 4NP

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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



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

