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**38 Heol Tawe Abercrave, Swansea, City And County of Swansea, SA9 1XR**

**£140,000**



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### **Main Features**

- End Of Terraced Cottage
- Freehold
- Potential For Investment Purposes
- Two Double Bedrooms
- Electric Storage Heating
- Semi-Rural Location
- Family Bathroom & Separate WC
- EPC - F
- Two Reception Rooms
- Need A Mortgage? We Can Help!

### **General Information**

This property is an end-of-terrace cottage located in a semi-rural area, ideal for those seeking a peaceful living environment. The house features two double bedrooms and has one family bathroom along with a separate WC. It is designed with two reception rooms, providing ample space for living and utilizing for various activities. The property is equipped with wi-fi enabled smart electric heaters, ensuring efficient warmth during colder months. The cottage displays traditional stonework, enhancing its aesthetic appeal and longevity. The immediate exterior is accessible via a pathway and is bordered by a low stone wall along one side.

Local amenities are nearby, including a restaurant, which is conveniently accessible for dining options. For recreational purposes, there is also a nearby playground available, making it suitable for family activities. Public transport is well served with a bus station located within reach, facilitating easy travel to surrounding areas.

With its desirable features and location, this property presents a potential for investment <https://agentpro.itcscloud.co.uk/index.php?m=propertydetails&r=property&ref=PRA11453#Marketingrposes>. It is offered as a freehold property, making it an excellent option for both homebuyers and investors looking for opportunities in the housing market.

The surrounding villages within a few miles away, also offering a lot of attractions such as Glynneath having The Old White Horse Inn, Sgwd Gwladys and Water Fall Country, Ystradgynlais having the popular Aubrey Arms and

Craig y Nos with National Showcaves Centre for Wales, also the famous Pen-Y Cae Inn is just a few miles away! This is just a small selection of the amenities and attractions close by.

### **GROUND FLOOR**

#### **Hallway**

uPVC door to front, wooden flooring and staircase to first floor  
Door to;

#### **Dining Room**

Window to side, wi-fi enabled smart electric heater, wooden flooring, feature fireplace and entrances to:

#### **Kitchen**

Window to front, tiled flooring, fitted with a range of wall & base units with work preparation surfaces over, Belfast style sink with stainless steel mixer tap, plumbing for washing machine, plumbing for slimline dishwasher, double oven with ceramic hob & cooker hood over and space for fridge / freezer.

#### **Lounge**

Window to side, wi-fi enabled smart electric heater, wooden flooring, feature fireplace, fitted storage cupboard and entrance to:

#### **Study**

Wooden flooring, fitted shelving and door to:

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

Wooden flooring, w.c and Wall-mounted washbasin.

### **FIRST FLOOR**



### Landing

Fitted carpet, loft access hatch and doors to:

### Bedroom One

Window to side, wooden flooring and wi-fi enabled smart electric heater.

### Bedroom Two

Window to side, wooden flooring and wi-fi enabled smart electric heater.

### Bathroom

Frosted window to front, heated towel rail, wi-fi enabled smart electric heater, tile-effect laminate flooring, w.c, Wall-mounted washbasin, shaver point, fitted storage cupboard housing water tank, bathtub with shower attachment and corner shower cubicle

### 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### Viewings

Strictly By Appointment Only

### Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

### Current council tax banding

Not Specified

### Current heating type

Electric

### Tenure (To be confirmed)

Freehold



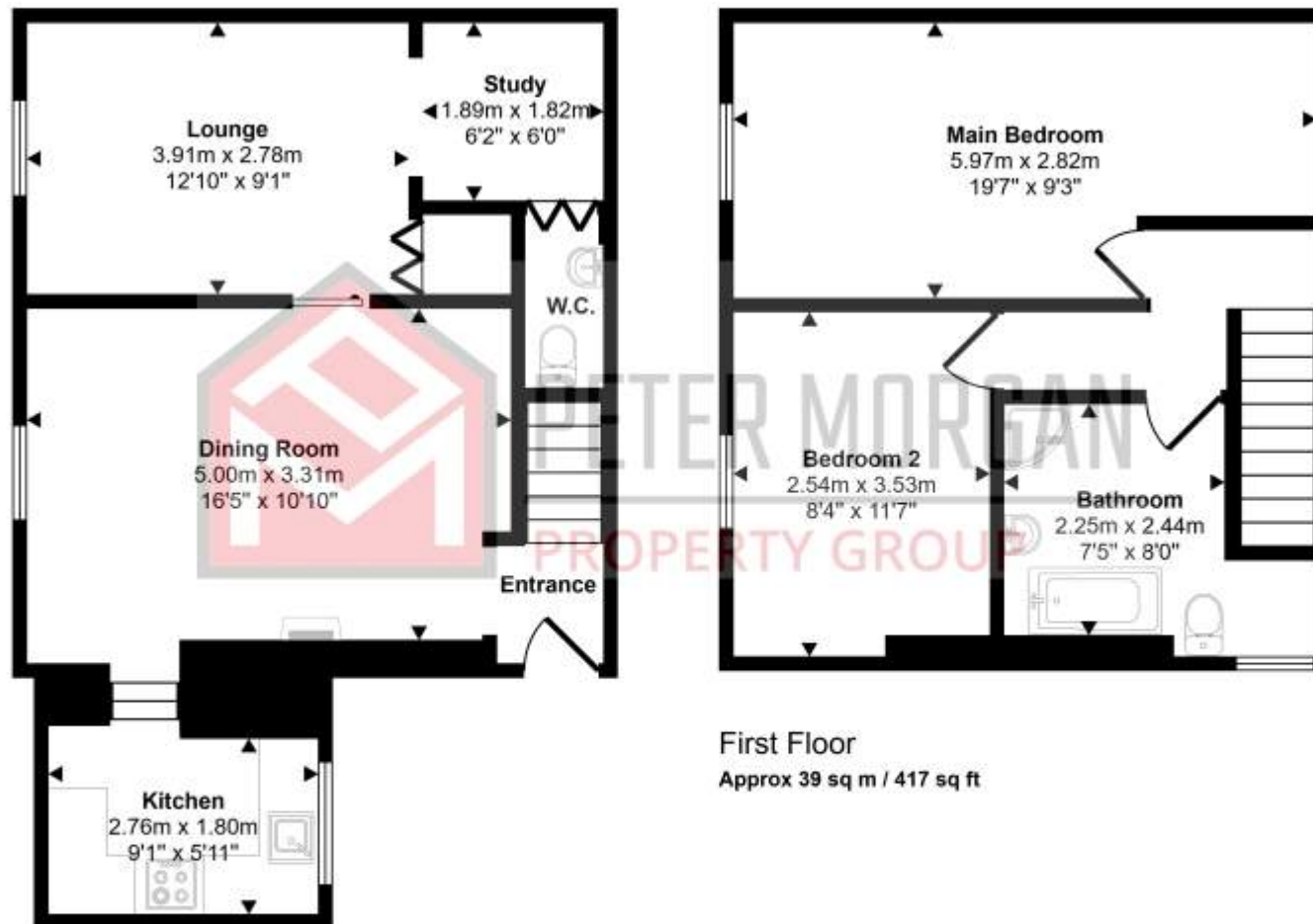








Approx Gross Internal Area  
84 sq m / 906 sq ft

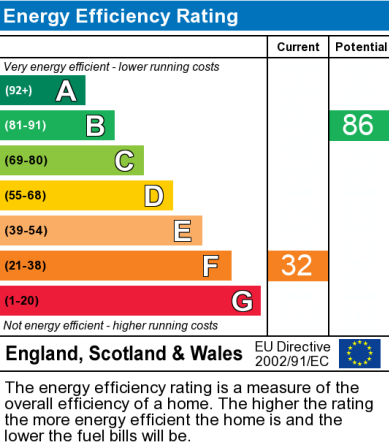


Ground Floor  
Approx 45 sq m / 489 sq ft

First Floor  
Approx 39 sq m / 417 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.

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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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