

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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2 Riverside Court, Penycae, Swansea, City And County of Swansea. SA9 1YW

£385,000



Main Features

- Detached Four Bedroom Family Home
- Sought After Location
- Boasting Panoramic Mountain Views
- Presented To A High Standard Throughout
- EPC - TBC / Council Tax Band - G / Freehold
- Double Garage & Driveway
- Family Bathroom, Two En-suite's and Cloakroom (Four Toilets)
- Two Bedrooms Having Juliet Balconies
- Located On The Outskirts Of Brecon Beacons
- Need A Mortgage? We Can Help!

General Information

This detached four-bedroom family home is situated on a generous plot, offering a driveway and double garage for ample parking. Nestled on the outskirts of the Brecon Beacons, it boasts panoramic mountain views that create a picturesque backdrop to everyday living, also boasting outdoor activities such as country walks and horse riding.

Upon entry, the property presents a welcoming foyer with high ceilings and a strikingly designed glass atrium. The open layout allows for a seamless flow of space, leading to other rooms within the house. A staircase along one side provides access to the upper levels, maintaining the airy atmosphere throughout the entrance area.

The home offers four double bedrooms, with two equipped with En-suite bathrooms for added convenience. Additionally, the family bathroom and a ground-floor cloakroom enhance the functionality of the space. Two of the bedrooms are particularly notable for their Juliet balconies, providing both natural light and views of the surrounding landscape.

Surrounding the property is a landscaped garden that complements the home's attractive aesthetics. The outdoor area features a wooden decking section accessible from the main living space, enhancing the transition between indoor

and outdoor living. This area serves as a great spot for relaxation or entertaining, with the beauty of the natural landscape as a backdrop.

GROUND FLOOR

Hallway

Stone tiled flooring, uPVC door to front, windows to front & side, radiator, staircase to first floor, two fitted storage cupboards (one housing alarm system), door to access the double garage, open plan entrance to kitchen / Diner and doors to:

Lounge

Dual uPVC double glazed windows to front and rear aspect, radiator, carpeted flooring and patio doors to access decking area.

Kitchen / Dining Room

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 windows to rear and side aspect, integrated 'Smeg' washing machine, dishwasher, inset ceiling spotlights, cupboard housing a boiler serving domestic hot water and oil central heating, two radiators, stone-effect tiled flooring, patio door to side and separate breakfast bar & island housing double 'Smeg' oven with 'Smeg' ceramic hob over.

Cloakroom

Comprising of a low level WC and wall mounted wash hand basin.

FIRST FLOOR

Gallery Landing

Carpeted flooring and radiator.

Master Bedroom

Dual uPVC double glazed windows to rear aspect, double patio doors to front with Juliet balcony, two windows to front, radiator, carpeted flooring and a range of fitted wardrobes.

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. Skylight to rear, tiled flooring, tiled walls and inset ceiling spotlights.

Bedroom Two

Two double glazed windows to side aspect, double patio doors to front with Juliet balcony, two windows to front aspect, radiator, carpeted flooring and fitted wardrobes.

En Suite

Comprising of a low level WC, corner shower shower cubicle, pedestal wash hand basin. uPVC Frosted double glazed window to side aspect, radiator, inset ceiling spotlights and fully tiled walls.

Bedroom Three

uPVC double glazed window to side aspect, skylight to side aspect, radiator, carpeted flooring, access to loft above and fitted storage cupboard housing water tank.

Bedroom Four

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

Family Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower attached. Frosted double glazed window to rear aspect, radiator, tiled flooring and walls.

EXTERIOR

Garden

Rear garden with a range of mature trees, plants and shubbery tank.

Double Garage

uPVC double glazed window and electric, electric up and over doors. Could potentially be used as a gym/office.

Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with 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).

General Information

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

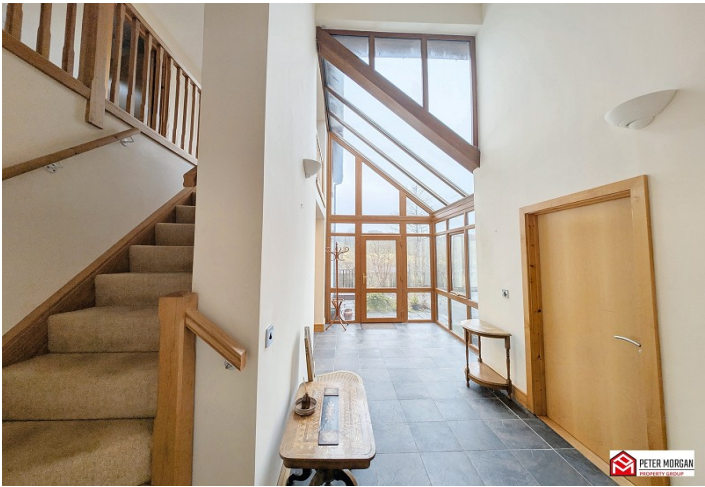
Utilities

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

Current council tax banding G

Current heating type Oil

Tenure (To be confirmed) Freehold

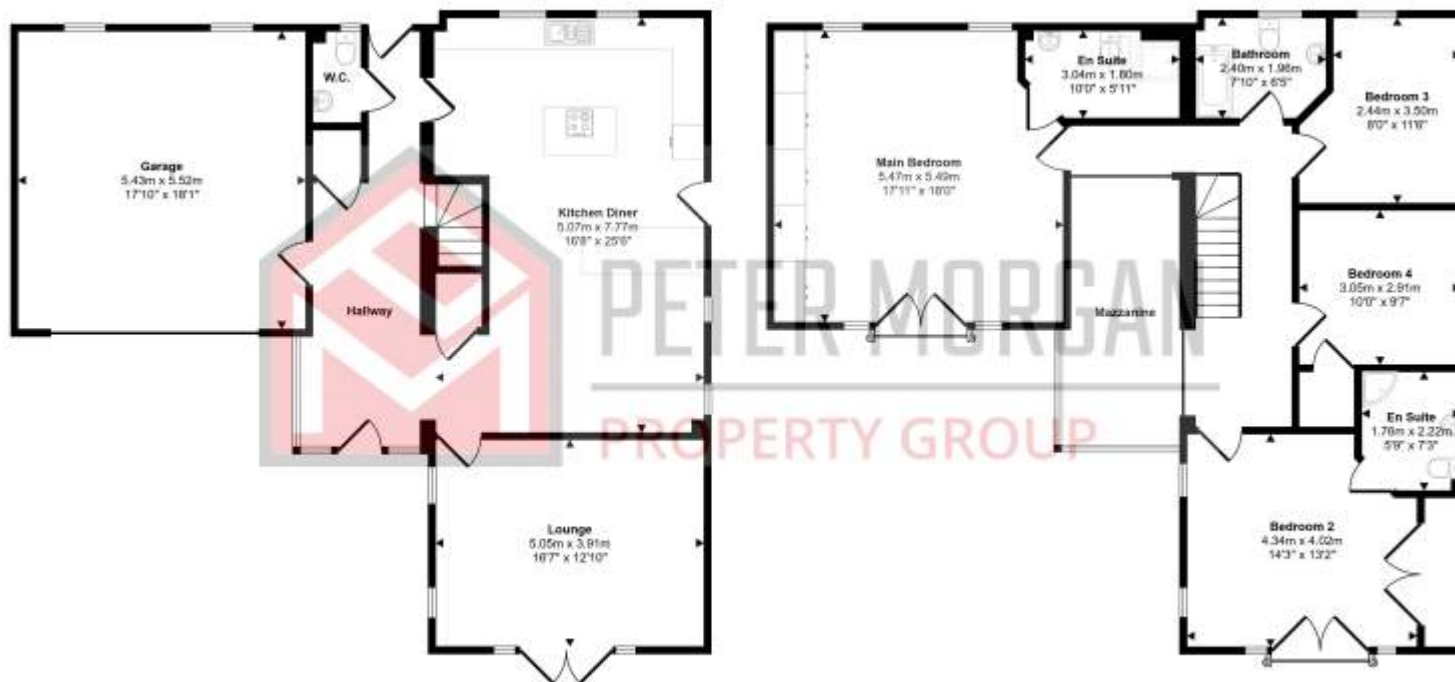








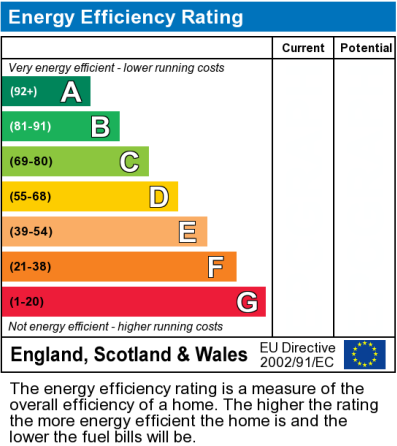
Approx Gross Internal Area
287 sq m / 3227 sq ft



Does not include 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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

2 Riverside Court, Penycae, Swansea, City And County of Swansea. SA9 1YW



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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