

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



4 Erw Werdd, Birchgrove, Swansea. SA7 0HF



PETER MORGAN

£335,000

Main Features

- The Perfect Family Home
- Four Bedroom Detached Property
- Off Road Parking & Garage
- Conservatory
- Gas Fired Heating
- Enclosed Rear Garden
- Freehold
- EPC - TBC
- Council Tax Band - E
- Need A Mortgage? We Can Help!

General Information

This immaculately presented four bedroomed property, situated in Erw Werdd, Birchgrove. It's peaceful location and desirable enclosed rear garden really would be the perfect family home! This beautiful home benefits from two reception rooms, conservatory, WC, utility room and family kitchen to the ground floor and four bedrooms and family bathroom to the first floor, also offering off road parking and a garage. Not to forget its special features such as 'Hive' System heating which can be controlled by your phone whilst out of the property and an electric car charging point just on the drive.

Located in a sought after area having easy access to the M4 corridor. Also benefiting from being close to many local amenities such as local shops, Birchgrove comprehensive School and within walking distance to the near by Park.

A viewing is highly recommended for appreciation.

GROUND FLOOR

Hallway

Enter through a uPVC door into a welcoming hallway with tiled flooring, under stairs storage cupboard and carpeted stairs to the first floor.

Doors to;

W.C.

Comprising of a low level WC and a pedestal wash hand basin with mixer tap. uPVC frosted double glazed window to the front aspect, tiled flooring and a heated chrome towel rail.

Lounge

Laminate flooring and radiator.

Through to;

Conservatory

uPVC double glazed surround windows, tiled flooring, ceiling fan and double uPVC doors to access the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and a black composite astro sink with mixer tap. uPVC window to the rear aspect, breakfast bar, chrome vertical radiator, tiled splash back, tiled flooring, integrated oven with electric hob and extractor fan over and uPVC door to access the rear garden.

Door to;

Utility

Comprising of matching wall and base units, plumbing in place for a washing machine / tumble dryer and tiled flooring.

Dining Room

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

Landing

Laminate flooring, radiator, access to the loft above and an airing cupboard housing a boiler serving domestic hot water and gas central heating.

Doors to;

Bedroom Three

uPVC double glazed window to the front aspect, laminate flooring, radiator and built in wardrobes.

Bedroom Two

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

Bedroom Four

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

Bathroom

A recently decorated bathroom comprising of a free standing bath with free standing mixer taps and shower head, low level WC and a wooden vanity unit with a counter top basin. uPVC frosted double glazed window, tiled flooring, part tiled walls and heated chrome towel rail.

Master Bedroom

uPVC double glazed window to the front aspect, ceiling fan, laminate flooring, built in wardrobes and radiator.
Door to;

En Suite

A newly fitted En-suite comprising of a low level WC, vanity wash hand basin and a fully tiled shower cubicle. uPVC double glazed window, part tiled walls, tiled flooring and heated chrome towel rail.

EXTERNALLY

Gardens

A front garden laid to lawn with matured shrubs and path leading to the property. Also having a drive offering off road parking for three vehicles, garage and side access to the rear garden.

A beautiful enclosed, laid to lawn rear garden with surround mature shrubs, well established trees and two patio areas perfect for summer evenings. Also having access to the garage and driveway.

Garage

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 neath@petermorgan.net (fees will apply on completion of the mortgage)

Please Note:

There is no service charge on this property.

Viewings

Strictly By Appointment Only

Utilities

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

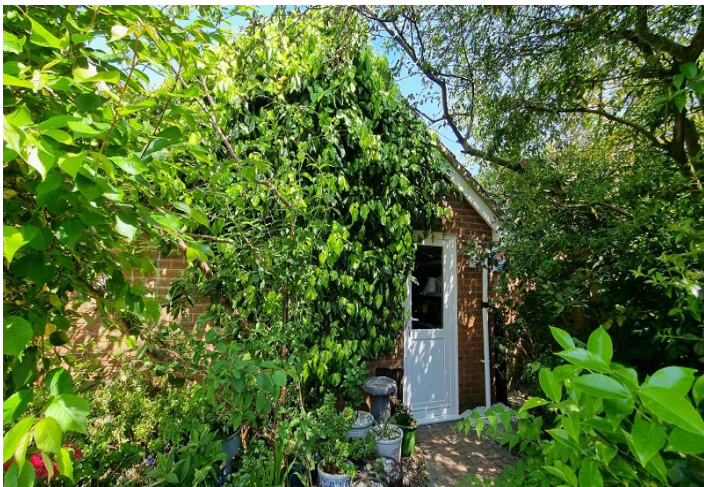
Current council tax banding E

Current heating type Gas

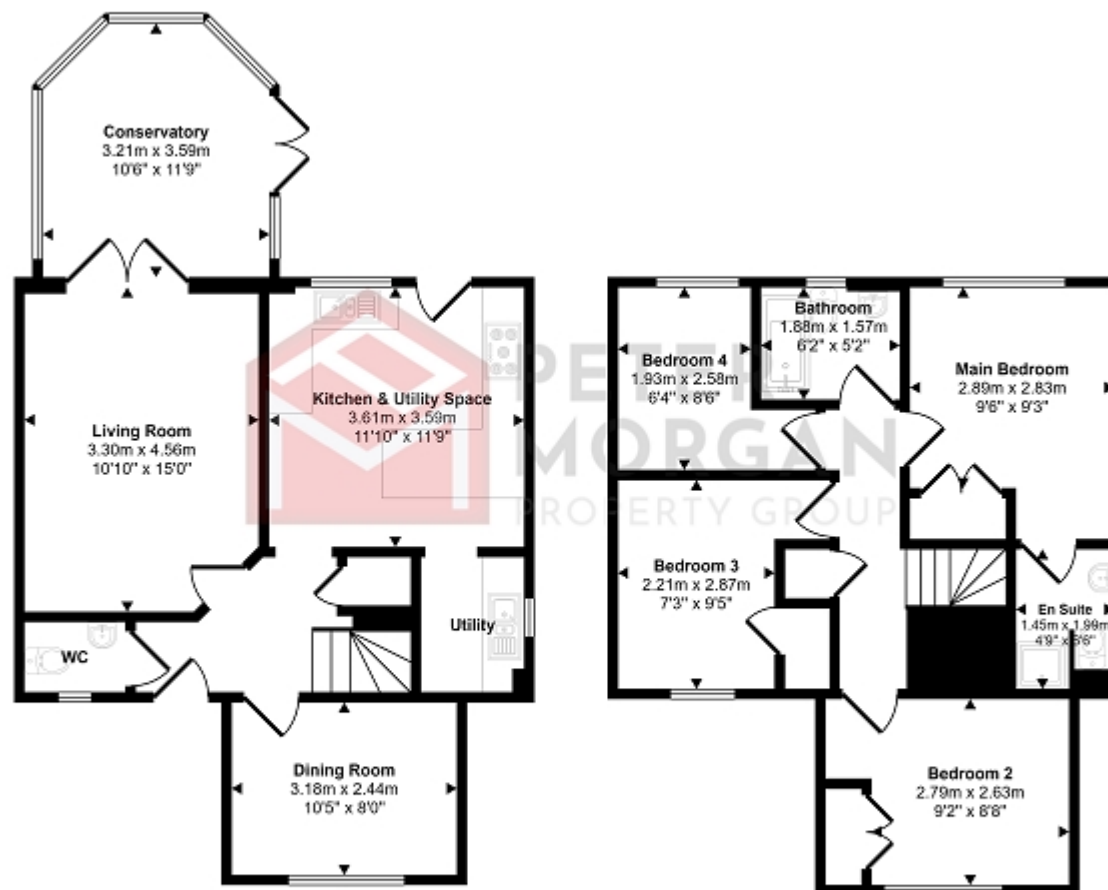
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
109 sq m / 1169 sq ft




Ground Floor
Approx 60 sq m / 643 sq ft

First Floor
Approx 49 sq m / 526 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.



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