

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



473 Hendrefoilan Road, Killay, City And County of Swansea. SA2 7NU



£320,000

Main Features

- The Perfect Family Home!
- Detached Three Bedroomed Property
- Beautiful Rear Garden
- Garage & Driveway
- Freehold
- EPC - D
- Gas Fired Heating
- uPVC Double Glazed Windows
- Master Bedroom With En Suite
- Need A Mortgage? We Can Help!

General Information

This beautifully presented detached property really is the perfect family home! Benefitting from a family lounge, dining room, WC and kitchen to the ground floor and three bedrooms and family bathroom to the first floor. Externally there is a detached garage, driveway to the front offering off road parking for three vehicles and not forgetting the beautifully landscaped mature garden perfect for summer evenings.

This property is ideally located close to many local amenities such as Dunvant Primary School, Hendrefoilan Primary School and Olchfa School, whilst also having easy access to the A4118.

Properties in this sought after area very rare become available, therefore an early viewing is highly recommended.

GROUND FLOOR

Hallway

Enter through a uPVC front door into a welcoming hallway having laminate flooring, radiator and carpeted stairs to the first floor.

Oak doors to;

W.C.

Comprising of a low level WC and a vanity wash hand basin. uPVC double glazed window, radiator and part tiled walls.

Living Room

uPVC double glazed bay window to the front aspect, carpeted flooring and radiator. A large serving hatch into the dining room.

Dining Room

uPVC triple glazed patio doors to access the rear garden, laminate flooring and radiator.

Kitchen

Appointed with a range of matching cashmere wall and base units with works tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated fridge freezer, electric oven with gas hob and extractor fan over and laminate flooring. Also having an under stairs storage cupboard housing a gas boiler serving domestic hot water and gas central heating and plumbing in place for a washing machine.

uPVC door to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect and carpeted flooring.

Oak doors to;

Master Bedroom

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

Oak door to;

En Suite

Comprising of a low level WC and pedestal wash hand basin. Radiator and uPVC double glazed window.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

Bathroom

Comprising of a white suite including a low level WC, vanity wash hand basin and an 'L' shaped bath with shower over. uPVC double glazed window, radiator and laminate flooring.

EXTERNALLY

Gardens

A front garden laid to lawn with a drive way to the side of the property leading to the detached garage.

A beautiful enclosed rear garden laid to lawn with a patio area perfect for enjoying the summer evenings!

Garage

Having electric supply.

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)

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

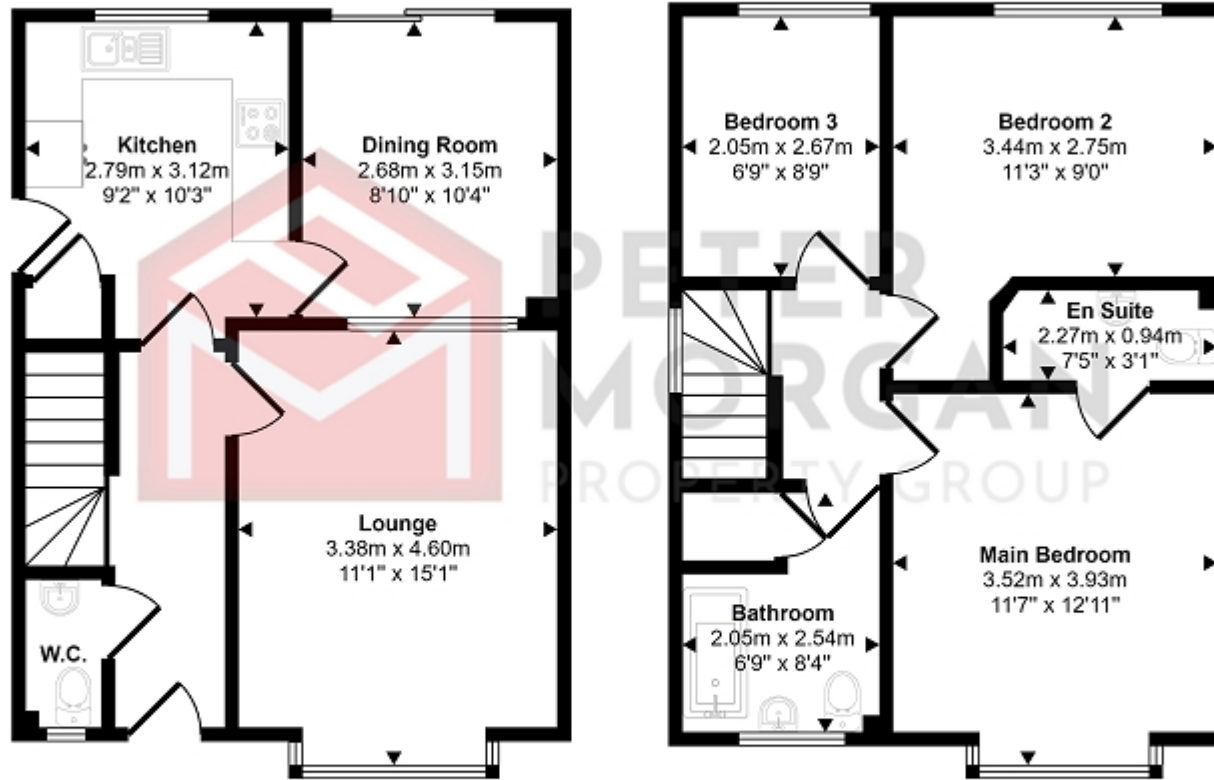
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
86 sq m / 928 sq ft



Ground Floor
Approx 43 sq m / 462 sq ft

First Floor
Approx 43 sq m / 466 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		86
(69-80) C		
(55-68) D	66	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



PETER MORGAN

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