

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



5 Banwen Lane, Alltwen, City And County of Swansea. SA8 3DH



Offers Over £445,000

Main Features

- The Perfect Detached Family Home!
- Sought After Location
- Beautifully Presented Throughout
- A Large Enclosed Rear Garden
- Ample Off Road Parking & Garage
- Freehold
- Easy Access Links To The M4
- Immaculate Family Kitchen
- Gas Fired Heating
- Need A Mortgage? We Can Help!

General Information

This beautiful detached property would be the ideal family home! Situated in a sought after area, Alltwen, benefitting fantastic mountain views and a large enclosed rear garden offering a lot of potential. With spacious accommodation the property itself offers two reception rooms, a modern family kitchen, utility room and WC to the ground floor and five good sized bedrooms, one with an En suite and family bathroom to the first floor.

Located in a popular village close to many local amenities such as shops, Alltwen Primary School, Cwmtawe Comprehensive and Pontardawe high street with its many independent retailers. The location of this property also suits anybody that is looking to travel into Swansea city centre for work with access to SA1 developments, London railway line as well as Swansea's busy city centre.

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, radiator, wood effect tiled flooring and stairs to the first floor.

Doors to;

Reception Room

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

Lounge

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

Kitchen

A modern 'Shaker Style' kitchen appointment with a range of matching wall and base units with high quality Granit work tops over and a under mounted sink with mixer tap. uPVC double glazed window to the rear aspect, wood effect tiled flooring, integrated fridge freezer, integrated dishwasher, a wine cooler, double oven and warming tray with gas hob and extractor fan over and patio doors to access the rear garden.

Door to;

Utility Room

Wall and base units with work top over, stainless steel sink, plumbing in place for a washing machine, space for tumble dryer, wood effect floor tiles, a uPVC door to access the rear garden and a wall mounted combi boiler serving domestic hot water and gas central heating.

Door to;

W.C.

Comprising of a low level WC and a wash hand basin. A frosted uPVC double glazed window to the side aspect, tiled walls and radiator.

FIRST FLOOR

Landing

A gallery landing with carpeted flooring and access to the loft above.

Doors to;

Bedroom One

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

Door to;

En Suite

Comprising of a low level WC, shower cubicle, wash hand unit and wash hand basin. uPVC frosted double glazed window to the side aspect, fully tiled walls, tiled flooring, wall hung vanity mirror and a heated chrome towel rail.

Bedroom Two

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

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and built in wardrobe.

Bedroom Five

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

Bedroom Four

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

Bathroom

Comprising of a low level WC, panelled bath with shower over and a wash hand basin with mixer tap. uPVC frosted double glazed window to the front aspect, tiled flooring, led ceiling spotlights, storage cupboard and a heated chrome towel rail.

EXTERNALLY

Gardens

A front driveway offering ample off road parking, lawn, steps leading up to the entrance and access to the garage.

A spacious rear laid to lawn with a small patio area. The garden is enclosed and offers a lot of potential, also having fabulous mountain views.

Garage

Off Road Parking

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 (fees will apply on completion of the mortgage)

Council Tax

Band - E

£2586.96

Please Note:

This property was build by Reputable local builder Clews homes in 2018.

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

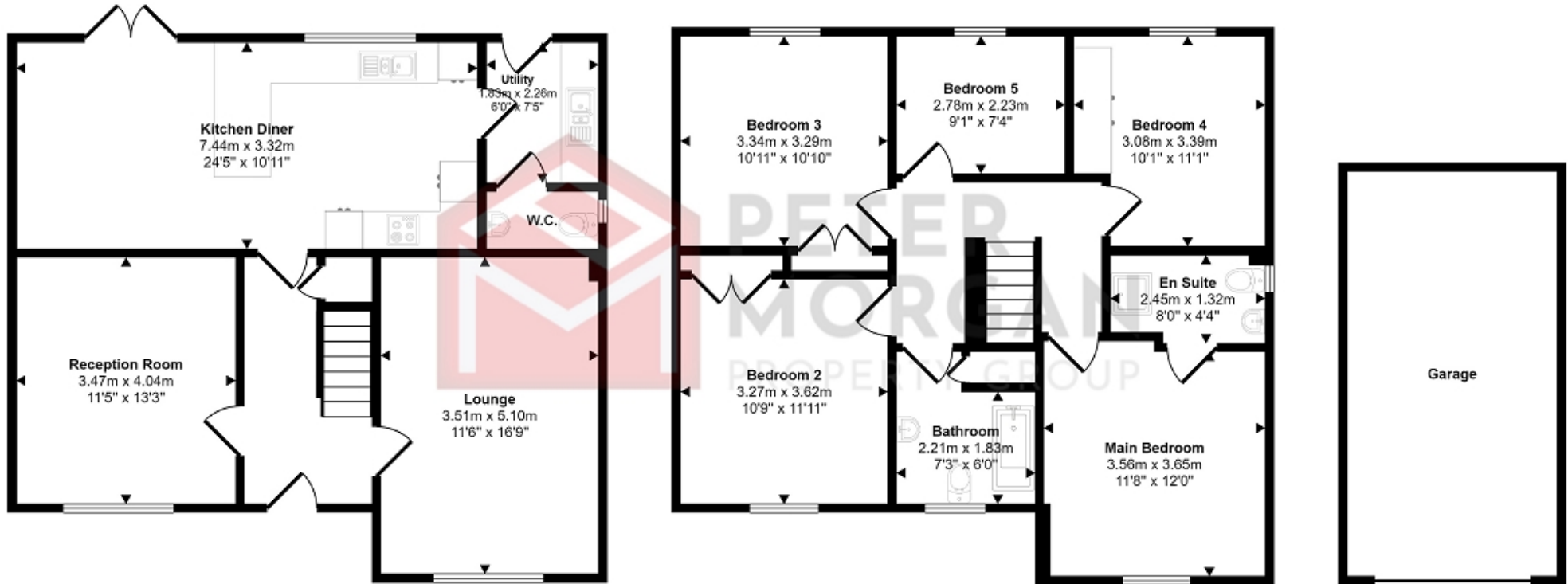
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
171 sq m / 1839 sq ft




Ground Floor
Approx 74 sq m / 798 sq ft

First Floor
Approx 75 sq m / 803 sq ft

Garage
Approx 22 sq m / 238 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		92
(81-91) B	85	
(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 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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