

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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The Telegraph



59 Glamorgan Green, Llandarcy, Neath, Neath Port Talbot. SA10 6FA



PETER MORGAN

Offers In Excess Of £380,000

Main Features

- Detached Four Bedroomed Family Home
- Presented To A High Standard
- Astroturf Garden & Hot Tub
- Off Road Parking & Garage
- Freehold
- Walking Distance to David Lloyds Clubs
- "Man Cave" To The Rear
- Easy Access To The M4, A465 & Swansea City Center
- Sought After Location
- Need A Mortgage? We Can Help!

General Information

A detached home, with a larger than average plot. The garage is converted into an Ultimate man cave with pool table, bar and putting green. Internally the house is modern, decorated to a high standard and is spacious with a large kitchen diner, two reception rooms and four good sized bedrooms. The utilities are more than adequate with toilet, utility room, ensuite and family bathroom. The garden has been landscaped, with patio Astroturf and added benefit of the hot tub to remain.

The location is popular and has plenty of amenities close by such as David Lloyds Club, Llandarcy Village of Sport, Harvester and the village of Skewen is adjacent. The access is into Swansea passing the Towers Hotel & Spa.

Swansea University campus and Amazon, Swansea Bay Golf Club are all near by.

GROUND FLOOR

Through composite door to;

Entrance Hall

Radiator, carpeted stairs, tiled flooring and access to;

Lounge

uPVC double glazed windows to both front and side aspects with uPVC double glazed patio doors to rear garden. Radiator and laminate flooring.

Reception Room

uPVC double glazed windows to both front and side aspects, radiator and laminate flooring.

W.C.

uPVC double glazed window to the rear aspect with low-level WC and pedestal wash hand basin, radiator and tiled flooring.

Kitchen/Diner

Appointed with range of matching wall and base units with integrated stainless steel sink. Built-in oven with separate gas hob and extractor fan. Radiator and uPVC double glazed patio doors to rear with tiled flooring. Through to;

Utility Room

Matching base and wall units with countertops, tiled flooring and door to rear.

FIRST FLOOR

Landing

Access to loft, carpeted flooring, radiator and access to;

Bedroom One (Front)

uPVC double glazed window to the front aspect, fitted wardrobe, radiator and carpet. Through to;

En Suite

uPVC double glazed frosted window to to the front aspect, low-level WC, pedestal wash hand basin with tiled splash-back and corner shower cubicle with fully tiled walls. Radiator and tiled flooring.

Bedroom Two (Front)

uPVC double glazed window to front aspect, small fitted wardrobe, radiator and carpet.

Bedroom Three (Rear)

uPVC double glazed window to rear aspect, small fitted wardrobe, radiator and carpet.

Bedroom Four / Office

uPVC double glazed window to rear aspect, fitted wardrobe, radiator and carpet.

Bathroom

Comprised of low-level WC, pedestal wash hand basin, panelled bath with half-tiled walls, radiator and uPVC double glazed window to the rear aspect.

EXTERNALLY

To Front

Small lawned area with pathway to door enclosed by fencing.

To Rear

Side access to Astroturf garden with patio area, raised-level planted with chippings and hot-tub enclosed by fencing. Large storage building currently being used as a games/bar area with power.

Mortgage Advice

Outhouse 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)

Please Note:

There is a service charge of £150 per year.

Viewings

Strictly By Appointment Only

Utilities

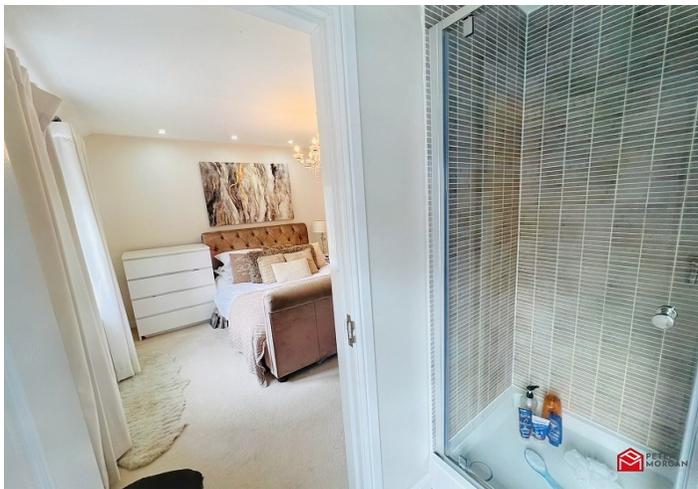
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding E

Current heating type Gas

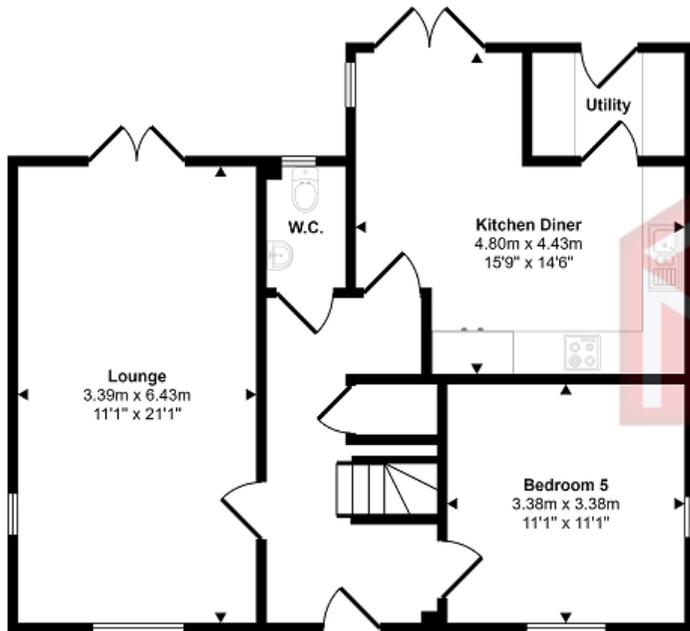
Tenure (To be confirmed) Freehold



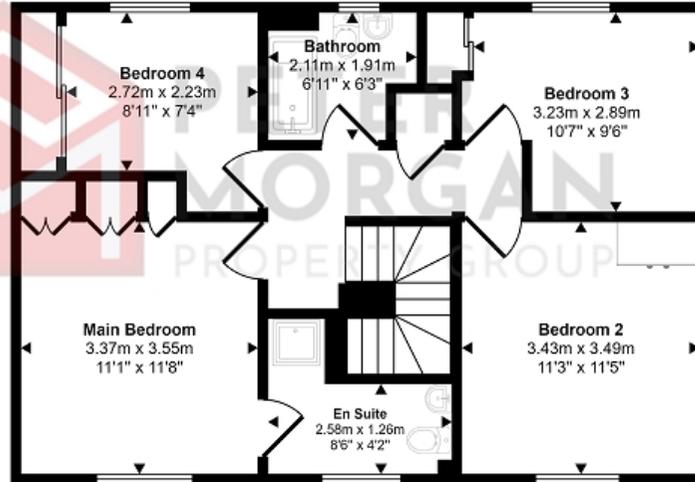




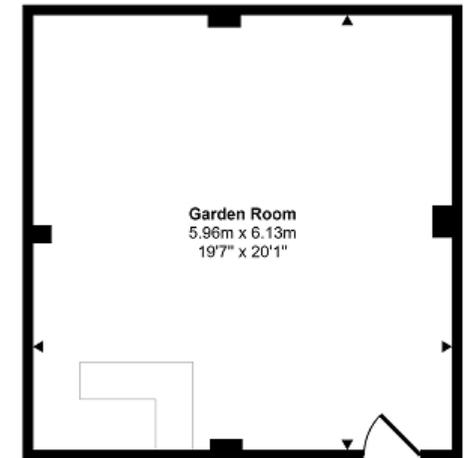
Approx Gross Internal Area
168 sq m / 1811 sq ft



Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 63 sq m / 679 sq ft



Garden Room
Approx 37 sq m / 393 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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