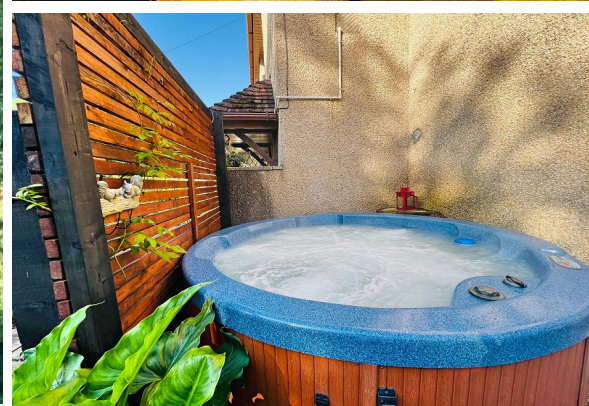


THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



89 Graig Road, Pontardawe, City And County of Swansea. SA8 3DS



£250,000

Main Features

- Unique Semi-Detached Property
- Three Bedroomed Family Home
- Fantastic Mountain Views
- Quiet Location
- EPC - D / Council Tax - C
- Freehold
- Presented To A High Standard
- Off Road Parking
- Tranquil Rear Garden
- Need A Mortgage? We Can Help!

General Information

This three bedroomed property nestled in amongst the woodland, with a large unique plot boasting the fantastic mountain views and a hot tub to enjoy the summer evenings. Located in the highly desirable location of Gellinudd, with a short drive to the surrounding villages such as Pontardawe, Rhos, Trebanos and many others, also having easy transport links.

The property itself offers spacious accommodation with a generous size lounge, dining area and charming kitchen to the ground floor, with three bedrooms and family bathroom to the first floor, also benefitting from ample off road parking and a garage.

An early viewing is recommended as we expect a high demand of interest.

GROUND FLOOR

Hallway

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

Door to;

Lounge

uPVC double glazed French doors to the front and uPVC double glazed window to the side aspect, wooden flooring, two radiators and a feature fireplace with a multi fuel log burner.

Dining Area

Space for a dining table, radiator and tiled flooring.

Through to;

Kitchen

Appointed with matching wall and base units with wood effect work tops over and a composite sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker with gas hob and a stainless steel hood over, space for an American fridge freezer, plumbing in place for a washing machine, tiled splash back, tiled flooring and a uPVC door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin, corner shower cubicle and a large bath with shower over and feature brick surround. uPVC double glazed window to the rear, tiled flooring, part tiled walls, airing cupboard and access to the loft above.

Bedroom Three

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

EXTERNALLY

Garage

Offering off road parking

Gardens

A unique large plot with matured shrubs, large decking area benefitting from fantastic mountain views and a hot tub.

Also offering ample off road parking to the front with a shared driveway.

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 C -

Annual Payments - £1877

Please Note:

The hot tub is included with the sale of the property.

Viewings

Strictly By Appointment Only

Utilities

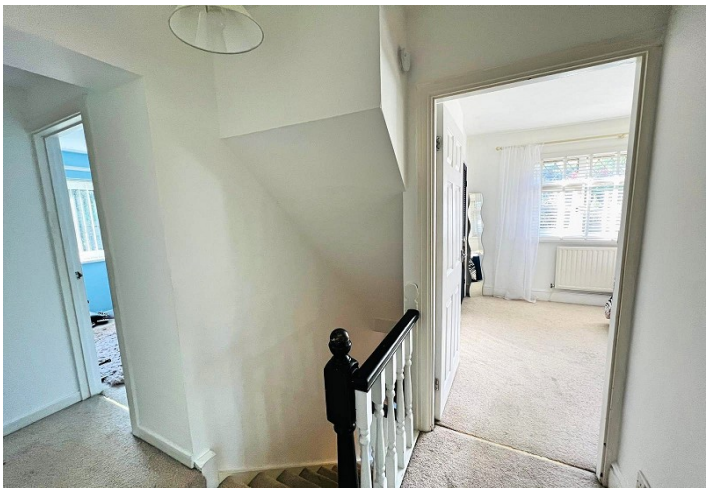
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

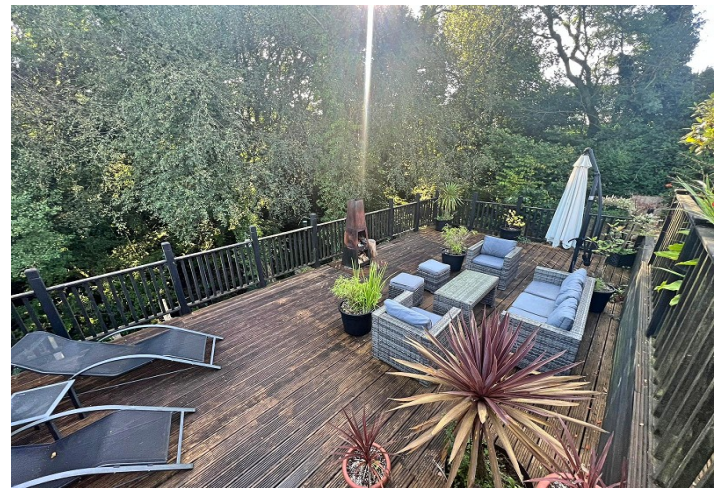
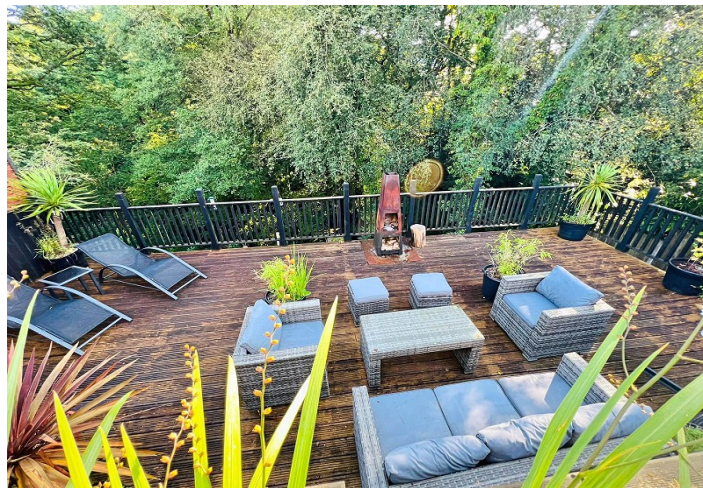
Current council tax banding C

Current heating type Gas

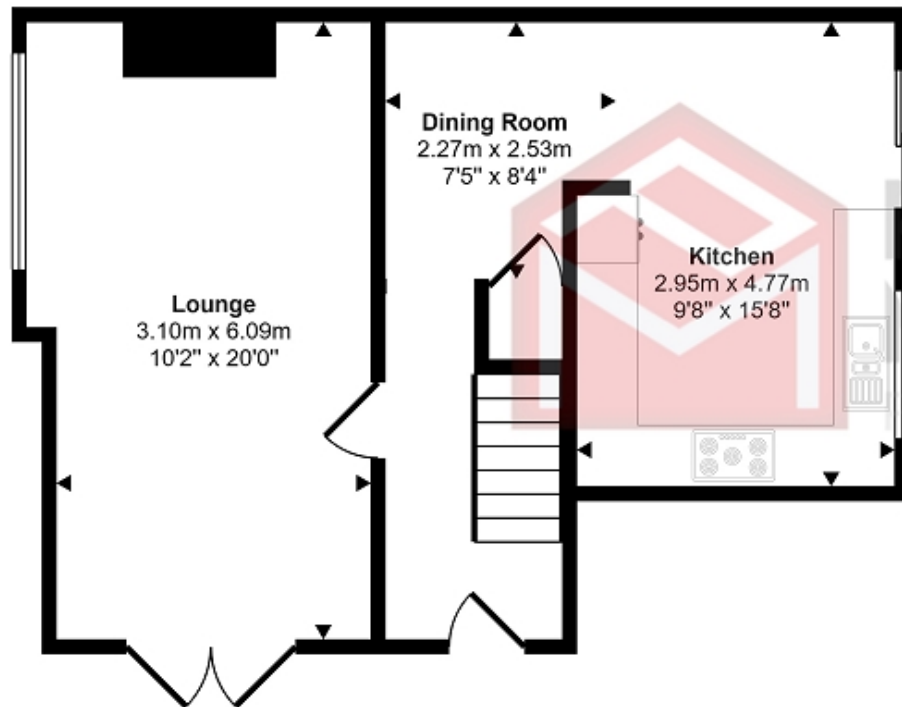
Tenure (To be confirmed) Freehold



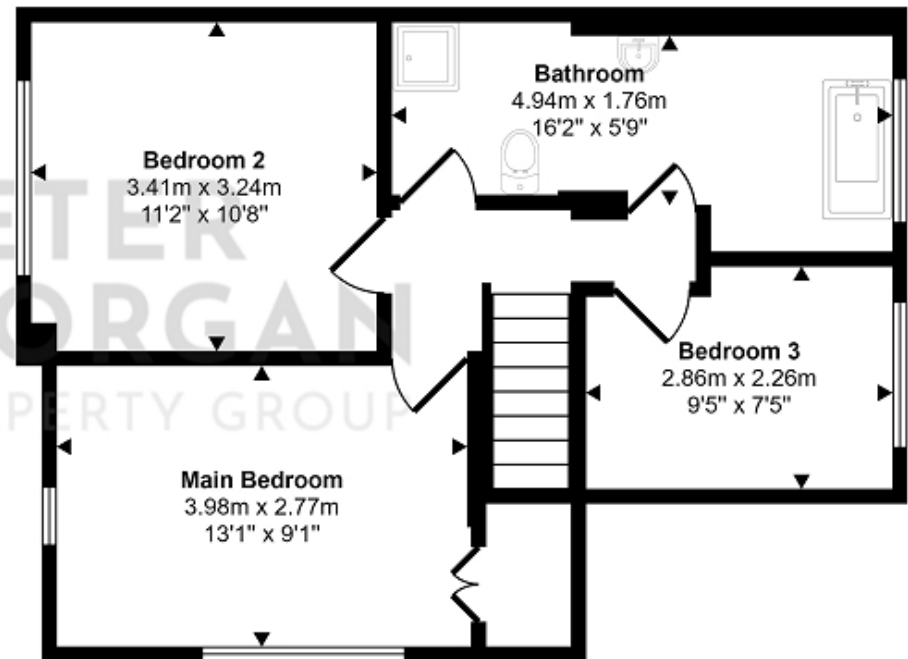




Approx Gross Internal Area
94 sq m / 1010 sq ft




Ground Floor
Approx 47 sq m / 504 sq ft



First Floor
Approx 47 sq m / 505 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		83
(69-80) C		
(55-68) D	57	
(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.



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