

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



53 Waun Daniel, Rhos, Pontardawe, City And County of Swansea. SA8 3HR



**£270,000**

## Main Features

- Semi Detached Three Bedroomed Bungalow
- Quiet Location
- Off Road Parking
- Freehold
- EPC - C
- Enclosed Rear Garden
- Gas Central Heating
- Easy Transport Links
- Need A Mortgage? We Can Help!

## General Information

In the sought after location of Rhos, located in a quiet area Waun Daniel, is this beautiful semi detached bungalow. Having three good sized bedrooms one with an En suite, bathroom, lounge, family kitchen with a dining area, off road parking and a beautiful enclosed rear garden.

Conveniently located to all local amenities, near by villages such as Alltwen, Gellinudd and Fforest Goch, also having easy access tot he M4 corridor.

Strictly proceedable viewers only.

## Entrance Hallway

Wooden flooring and radiator.

## Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and a feature fireplace with gas fire.

## Hallway

Carpeted flooring and radiator.

Doors to;

## Bedroom One

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

## En Suite

Comprising of a low level WC and wash hand basin.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed windows to the front aspect, free range cooker with gas hob and extractor fan over, integrated dishwasher, plumbing in place for a washing machine, tiled flooring and French doors to access the rear garden.

## Dining Area

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

## Bedroom Two

uPVC double glazed window to the rear aspect, wooden flooring, radiator and a storage cupboard.

## Bathroom

Comprising of a low level WC, pedestal wash hand basin with storage cupboard, panelled bath and a shower cubicle. uPVC double glazed frosted window to the rear working, part tiled walls, tiled flooring and a heated chrome towel rail.

## Bedroom Three

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

## EXTERNALLY

### Gardens

A front drive offering off road parking for two cars and a laid to lawn area with mature shrubs.

An enclosed rear garden with a large decking area and a laid to lawn area.

## 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Council Tax Band

Band - C  
£1877 Annually

## Viewings

Strictly By Appointment Only

## Utilities

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

**Current council tax banding** C

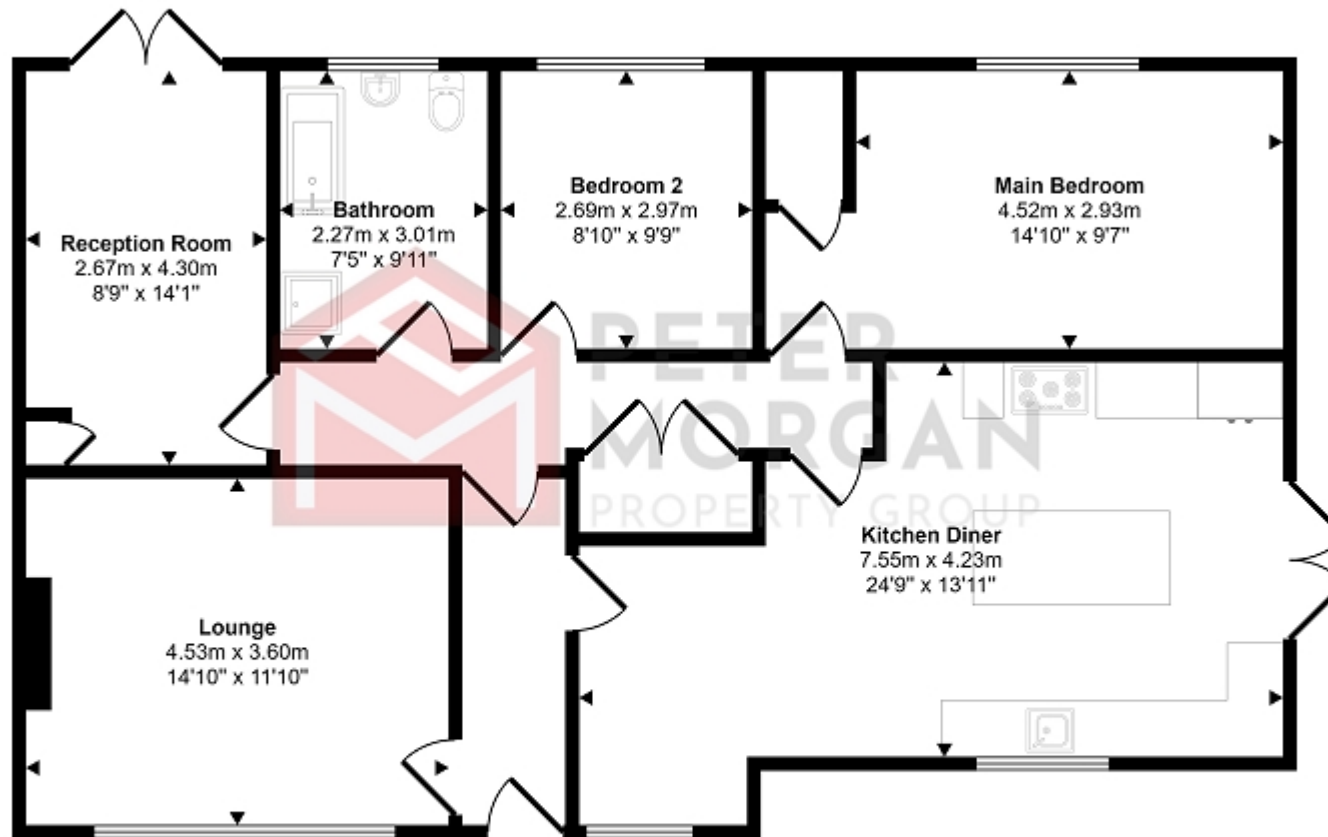
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold






Approx Gross Internal Area  
105 sq m / 1127 sq ft



Floorplan

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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN

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