

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



1 Clos Blaencrymlyn, Llansamlet, City And County of Swansea. SA7 9TB



£250,000

Main Features

- A Charming Detached Bungalow
- Freehold
- Modern Fitted Kitchen
- Spacious Living Accommodation
- EPC - TBC
- Large Conservatory
- Off Road Parking
- Modernised Rear Garden
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity to purchase this beautifully presented detached bungalow! Internally benefitting from three bedrooms, a good sized lounge, modern fitted kitchen, modern bathroom and a spacious conservatory, also benefitting from off road parking to the front and an enclosed, private rear garden perfect to enjoy a summers day. The property is located in a quiet clos with a small number of other properties, however still having easy access to the M4 corridor and close to all local amenities, such as Llansamlet retail park, Tesco Extra and a short drive into Swansea City Centre.

GROUND FLOOR

Hallway

Wood effect tiled flooring and access to the loft above.

Doors to;

Study

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

Lounge

uPVC double glazed window to the front aspect, wood effect tiled flooring and inset ceiling spotlights.

Door to;

Kitchen

A modern fitted kitchen appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the side aspect, space for an American fridge freezer, integrated dishwasher, integrated cooker with electric hob and extractor fan over, wood effect tiled flooring, radiator and storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

Door to;

Conservatory

A generous size conservatory with uPVC surround windows, glass roof, wood effect tiled flooring and patio doors to access the rear garden.

Bathroom

Comprising of a white suite including a 'P' shaped bath with shower over, low level WC and vanity wash hand basin with storage cupboards. Wood effect tiled flooring and part tiled walls and a heated chrome towel rail.

Bedroom One

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

Bedroom Two

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

Bedroom Three

uPVC double glazed window and carpeted flooring.

EXTERNALLY

Gardens

A front garden laid to lawn with a driveway to the side offering off road parking.

An enclosed rear garden with a large laid to lawn area and patio area to enjoy the summer evenings.

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

Council tax band - C
Annually - £1683

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

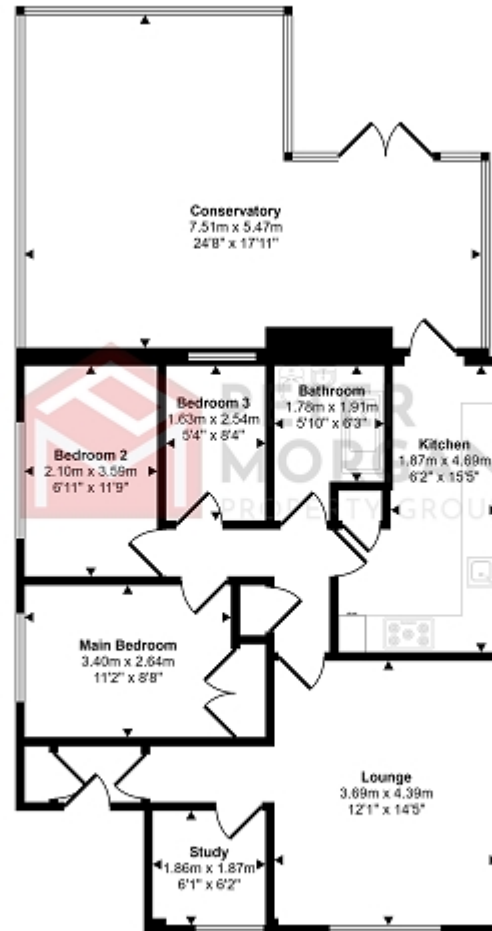
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
104 sq m / 1121 sq ft

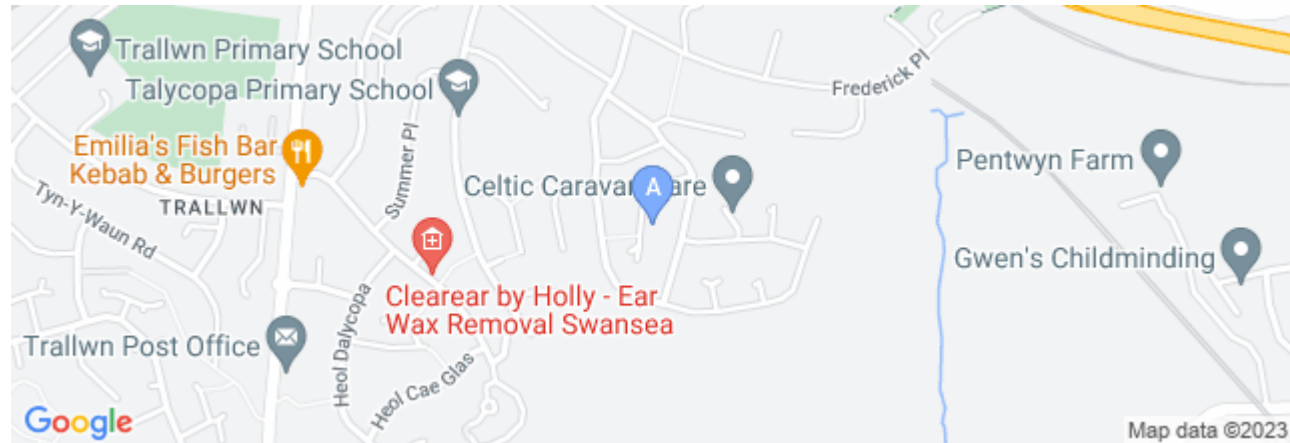


Floorplan

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+) | 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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