

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



49 Glanyrafon, Godrergraig, City And County of Swansea. SA9 2DE



**£130,000**

## Main Features

- Cosy Two Bedroomed Property
- Freehold
- Excellent Transport Links
- Tiered Rear Garden
- Chic Kitchen Diner
- Off Road Parking
- EPC - TBC
- Gas Central Heating
- Close to Local Amenities
- Need A Mortgage? We Can Help!

## General Information

Benefitting from panoramic mountain views to the rear, this two bedroomed property offers a lounge, kitchen diner and utility to the ground floor and two bedrooms and bathroom to the first floor, also having off road parking and a tiered rear garden. Situated just a short walk from Ystalyfera village, its in close proximity to primary & comprehensive schools, supermarkets and has good road links to the M4 corridor and Brecon Beacons National Park. Viewing highly recommended.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hall

Tiled effect vinyl flooring, radiator, under stairs storage cupboard and stairs to the first floor.

Door to;

### Lounge

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

## Kitchen / Dining Room

Appointed with a range of matching wall and base units with solid oak work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker, cooker hood, electric hob, tiled splash back, kitchen island, part laminate flooring, part tiled flooring, radiator and uPVC French doors to access the rear garden.

## Utility

Base units with wood effects work tops, plumbing in place for a washing machine and tumble dryer, space for a tumble dryer, uPVC double glazed window and uPVC door to access the rear garden.

Door to;

## W.C.

Comprising of a low level WC.

## FIRST FLOOR

### Landing

Carpeted flooring, radiator and access to the loft above.

Doors to;

### Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring, radiator storage cupboard and feature fire place.

### Bedroom Two

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

### **Bathroom Three**

Comprising of a low level WC, 'P' shaped bath with shower over and a wash hand basin with vanity storage. uPVC frosted double glazed window to the rear aspect, part tiled walls, laminate flooring and radiator.

### **EXTERNALLY**

#### **Gardens**

A tiered rear garden with a raised patio area and further 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**

Annually - £1643

#### **Please Note:**

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

#### **Viewings**

Strictly By Appointment Only

#### **Utilities**

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

**Current council tax banding** B


**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







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>		
<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 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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

