

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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The Telegraph



51 Heol Cefni, Morrison, Swansea, City And County of Swansea. SA6 7ET



PETER MORGAN

£120,000

Main Features

- Two Bedroomed Property
- Semi Detached
- Off Road Parking
- Freehold
- EPC - TBC
- Gas Central Heating
- Convenient Location
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

This cosy semi detached property, offers a lounge and kitchen to the ground floor and two bedrooms and bathroom to the first floor, also benefitting from an enclosed, low maintenance rear garden.

Located close to many local amenities such as Bishop Vaughan Catholic School, local shops, excellent road links and easy access to the M4 corridor, also within a short drive to Llansamlet and Morryston Hospital.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Porch

Enter through a uPVC door, laminate flooring and radiator.

Lounge

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

Door to;

Kitchen/Diner

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 rear aspect, plumbing in place for a washing machine and dishwasher, gas cooker with gas hob and fan over, tiled flooring, radiator, under stairs storage cupboard inset ceiling spotlights and a uPVC door to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect, carpeted flooring, airing cupboard and access to the loft above.

Doors to;

Bedroom One

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

Bedroom Two

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

Bathroom

Comprising of a low level WC, panelled bath and a pedestal wash hand basin with mixer tap. uPVC Frosted double glazed window, tiled flooring, tiled walls and radiator.

EXTERNALLY

Gardens

A front driveway with side access to the rear garden.

A rear garden patio laid with garden shed.

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)

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

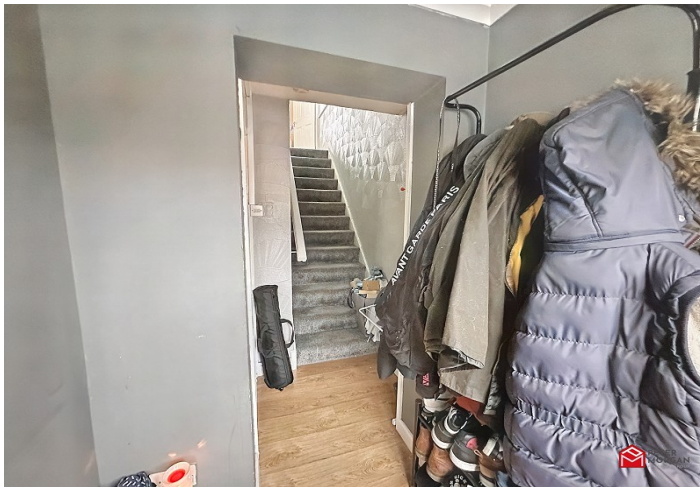
Utilities

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

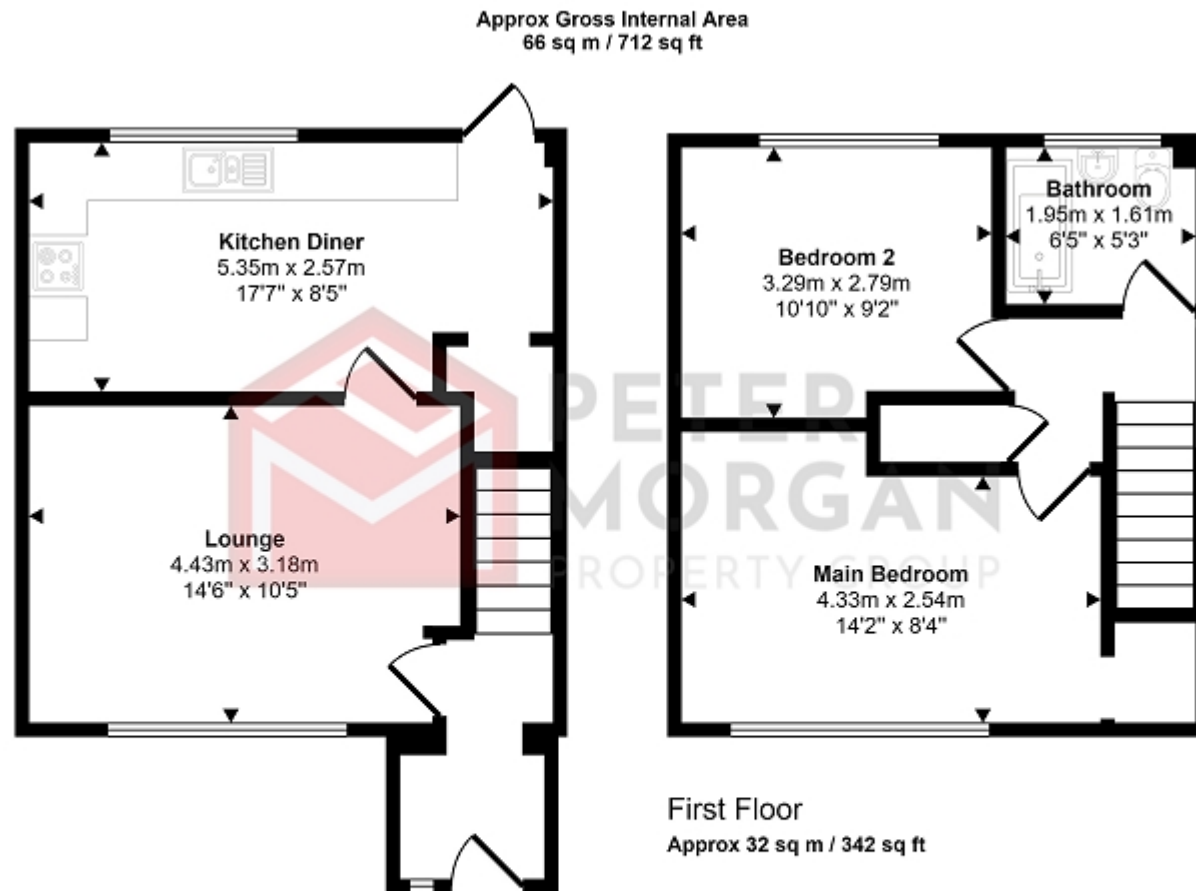
Current council tax banding A

Current heating type Gas


Tenure (To be confirmed) Freehold







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 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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