

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



724 Carmarthen Road, Gendros, Swansea, City And County of Swansea. SA5 8JN



PETER MORGAN

**£130,000**

## Main Features

- Immaculately Presented Through
- Mid Terraced Property
- Freehold
- EPC - D
- Three Bedrooms & Attic Room
- Convenient Location
- Enclosed Rear Garden
- Open Plan Living Area
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

Set in a popular location this, beautiful family home offers a comfortable lifestyle with a lounge, kitchen diner, utility area and WC to the ground floor, three bedrooms, family bathroom to the first floor and an attic room which is currently used as the fourth bedroom, also having an enclosed, low maintenance rear garden.

Conveniently located close to many local amenities such as Gendros Primary School, Ware-House Gym, Ty- Hapus Day Nursery, Raven Hill Park and a short drive to Forest Fach Retail Park.

Please check our new and improved website for more information!

## GROUND FLOOR

### Entrance Porch

Enter through a uPVC door. Tiled flooring.  
Door to;

### Hallway

Laminate flooring, radiator and stairs to the first floor.  
Door to;

### Lounge

uPVC double glazed window to the front aspect, laminate flooring, two radiators, feature fireplace with gas fire and under stairs storage cupboard.  
French doors to;

### Kitchen

A modern kitchen appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. Integrated cooker with gas hob and fan over, plumbing in place for a washing machine and dishwasher, breakfast bar, space for a fridge freezer, radiator, tiled flooring and uPVC French doors to access the rear garden.  
Door to;

### Utility Area

Base unit with work tops over. uPVC double glazed window, space for a tumble dryer and tiled flooring.  
Door to;

### W.C.

Comprising of a low level WC and a wash hand basin. uPVC frosted double glazed window, tiled flooring and radiator.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft.  
Doors to;

### Bedroom One

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

### **Bedroom Two**

uPVC double glazed window, laminate flooring and radiator.

### **Bedroom Three**

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

### **Bathroom**

Comprising of a low level WC, roll top bath with shower over, vanity wash hand basin and a shower cubicle. uPVC frosted double glazed window, tiled flooring and heated towel rail.

### **Loft Room**

Currently used as bedroom four (no building regs)  
Carpeted flooring.

### **EXTERNALLY**

#### **Gardens**

A front garden with decorative stone and path leading to the property.

An enclosed rear garden with patio laid slabs and decorative stone.

### **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 - £1473

### **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

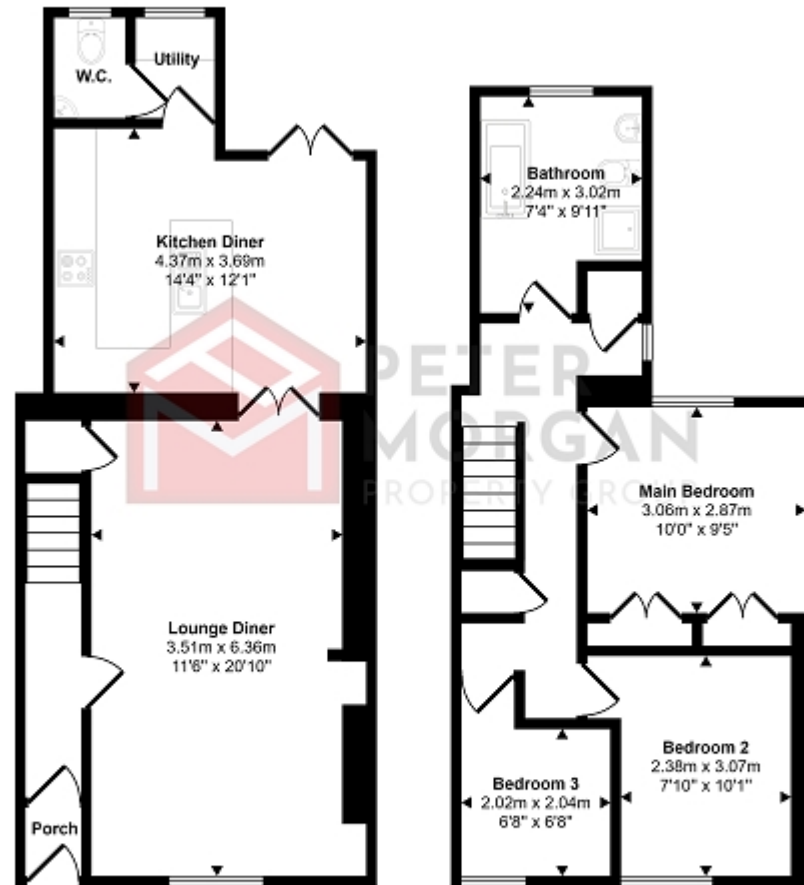
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
93 sq m / 996 sq ft



Ground Floor  
Approx 51 sq m / 551 sq ft

First Floor  
Approx 41 sq m / 445 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	56	
(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 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.



# PETER MORGAN

## POSITIVELY MOVING

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