

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



4 Fifth Avenue, Clase, Swansea, City And County of Swansea. SA6 7LX



**£135,000**

## Main Features

- Mid Terraced Home
- Three Bedrooms
- Freehold
- EPC - D
- Council Tax Band - A
- Enclosed Rear Garden
- Driveway Providing Off Road Parking
- Potential For An Investment Opportunity
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

This mid-terraced property comprises of a cosy lounge and kitchen diner to the ground floor, three bedrooms and bathroom to the first floor, also having a driveway to the front offering off road parking and a secured rear garden. Located close to many local amenities such as Bishop Vaughan Catholic School, Morriston Hospital, DVLA, Morriston Park, Llangyfelach Primary School, Morriston Park and Morriston Golf Club, also having excellent transport links and easy access to the M4 corridor.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

Radiator, Wood-effect laminate flooring and staircase to first floor.  
Doors to;

### Lounge

uPVC double glazed windows to front and rear aspect, radiator, Wood-effect laminate flooring, electric fireplace and space for dining table and chairs.

## 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 rear aspect, plumbing in place for a washing machine, space for a tumble dryer, fridge / freezer, under-stairs storage cupboard tiled flooring and a patio door to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to the rear aspect and wood effect laminate flooring.  
Doors to;

### Bedroom One

uPVC double glazed window to the front aspect, radiator, wood-effect laminate flooring and storage cupboard.

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Comprising of a low level WC, pedestal wash hand basin and a corner bath with shower over. Two uPVC double glazed windows to the rear aspect, heated towel rail and tiled effect laminate flooring.



## EXTERNALLY

### Gardens

A front garden laid to lawn with driveway providing off-road parking and side access lane.

A rear garden having a patio area with brick-built shed and steps up to yard / courtyard and side access lane.

### 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)

### 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

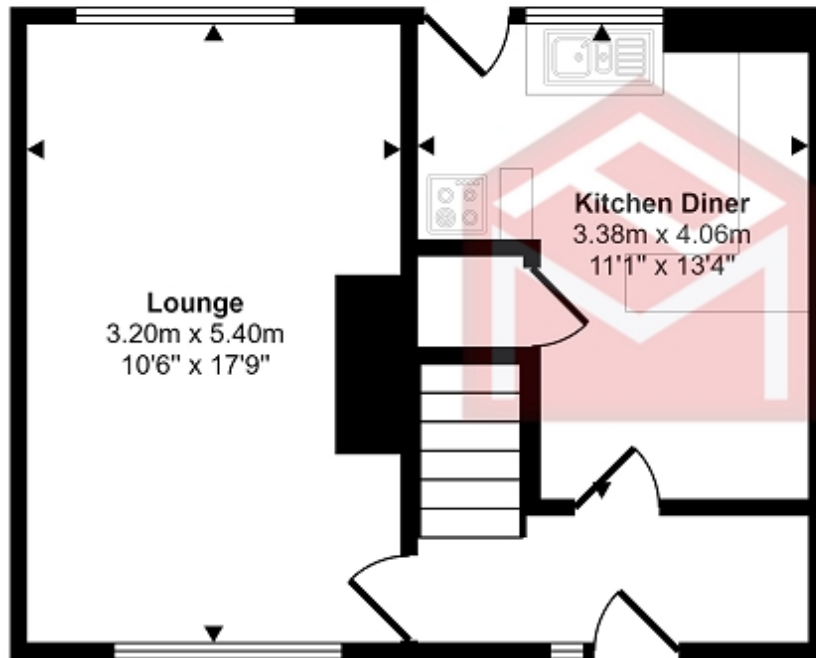




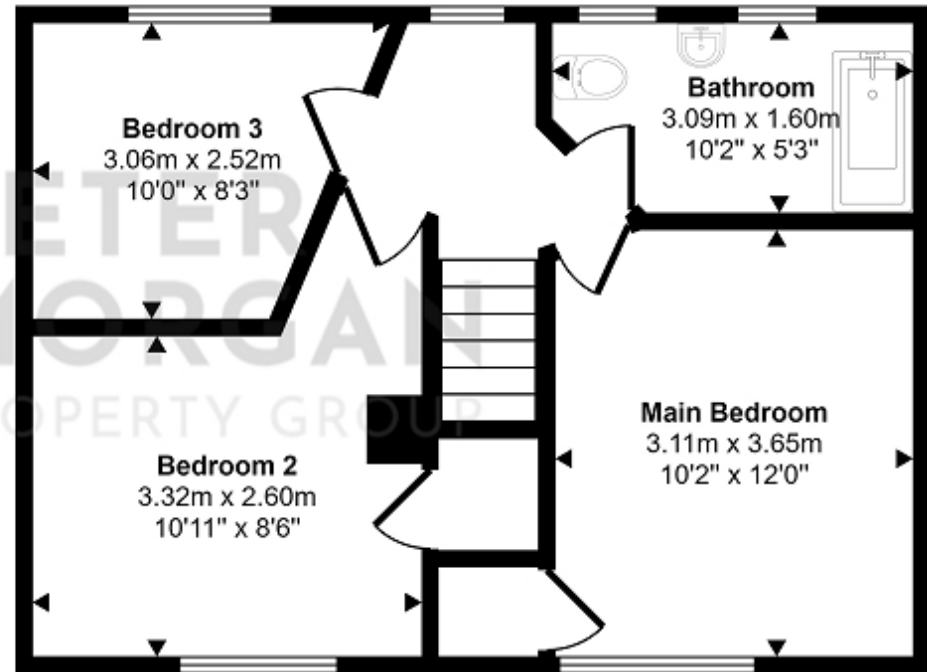




Approx Gross Internal Area  
76 sq m / 821 sq ft




Ground Floor  
Approx 36 sq m / 386 sq ft



First Floor  
Approx 40 sq m / 435 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.

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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>	65	
(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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