

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



57 Commercial Road, Rhydyfro, Pontardawe, Swansea, City And County of Swansea. SA8 4SL

**£90,000 Guide Price**



## Main Features

- NO CHAIN!
- Modern Method Of Auction
- Freehold
- Potential Investment Opportunity
- Proposed Basement
- Potential For HMO Purposes
- Gas Central Heating
- Good Location
- EPC - D
- BUYERS FEES APPLY

## General Information

An amazing opportunity to purchase this detached property with an additional basement potential for HMO purposes subject to relevant planning. The property comprises of two reception rooms, kitchen, bedroom and En-suite to the ground floor, three bedrooms and bathroom to the first floor and an uninhabitable two bedroom apartment in basement.

Please note this property is being sold through modern method of auction!

## GROUND FLOOR

### Entrance Hallway

Carpeted flooring and stairs to the first floor.

### Lounge

uPVC window, carpeted flooring and radiator.

### Dining Room

uPVC windows to the front and rear aspect, radiator and carpeted flooring.

### Bedroom Four

uPVC window to the rear aspect, carpeted flooring and radiator.

Door to;

## En Suite

Comprising of a low level WC, wash hand basin and a single shower cubicle.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with tap. uPVC window to the side aspect, plumbing in place for a washing machine, space for a fridge freezer, space for a tumble dryer, electric oven and hob.

uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

Carpeted flooring, radiator and an airing cupboard housing a combi boiler serving domestic hot water and gas central.

### Bedroom Three

uPVC window to the rear aspect, carpeted flooring and radiator.

### Bedroom One

uPVC window to the front aspect, carpeted flooring and radiator.

### Bedroom Two

uPVC window to the front aspect, carpeted flooring and radiator.

## Bathroom

Comprising of a low level WC, wash hand basin and a panelled bath. uPVC frosted window to the rear aspect, vinyl flooring and radiator.

## BASEMENT

Former self contained two bedroom apartment uninhabitable at present, with on access from street down steps to side and entrance to rear of build.

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Please Note:

There is a Japagnese Knotweed plan in place with a 15 year guarantee for transfer for new owner.

## Viewings

Strictly By Appointment Only

## Utilities

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

**Current council tax banding** D

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold







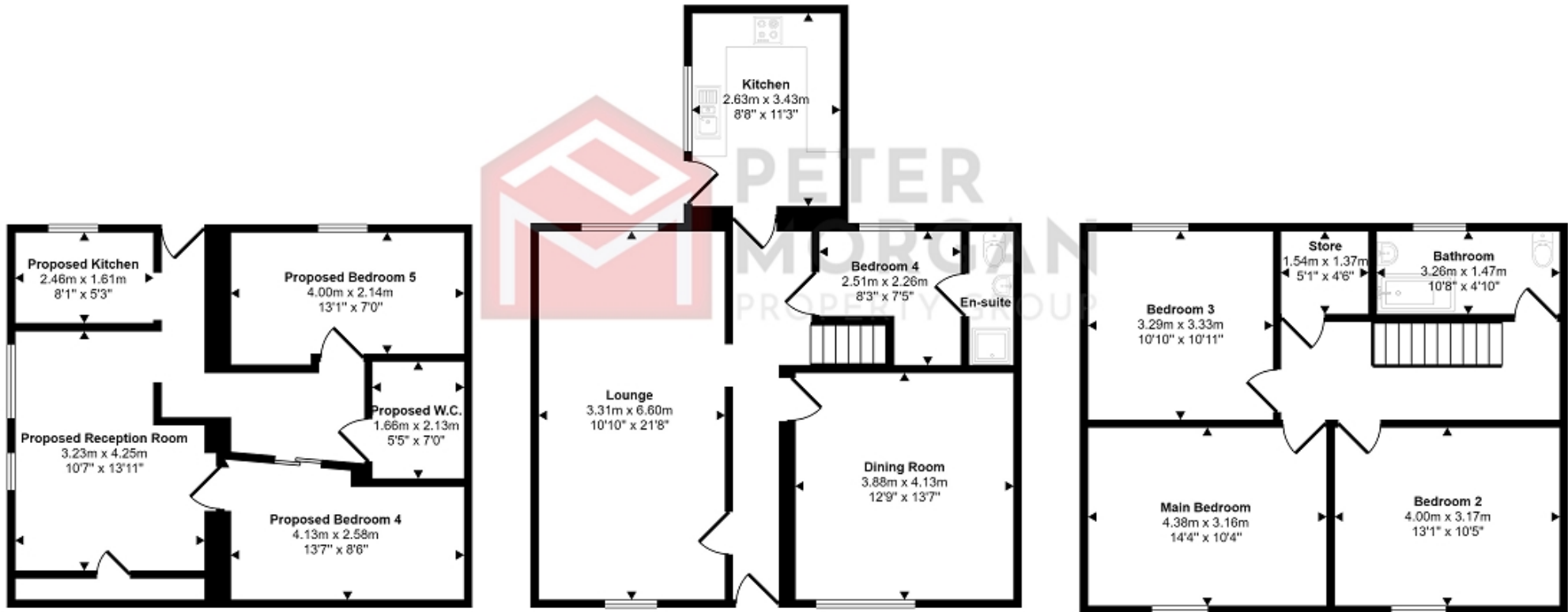








Approx Gross Internal Area  
174 sq m / 1873 sq ft



Lower Ground Floor  
Approx 52 sq m / 559 sq ft

Ground Floor  
Approx 66 sq m / 708 sq ft

First Floor  
Approx 56 sq m / 606 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>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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