

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



Exclusive

52 Bwlchygwynt, Llanelli, Carmarthenshire. SA15 2AQ

£423,500

Main Features

- Popular & Sought After Location In Machynys
- The Perfect Family Home
- Solar Panels and EV Charger
- Finished To A High Standard Throughout
- Master Bedroom With En-Suite & Balcony
- Off Road Parking & Detached Garage
- Close To Machynys Golf Resort
- Boasts Fantastic Views
- EPC - TBC
- Need A Mortgage? We Can Help!

General Information

An amazing opportunity to purchase this immaculately presented, modern detached property, having no onwads chain! Nestled in a highly sought after development, within walking distance to the beach boasting breath taking views. This detached family home is perfect for multi generational family living. The property comprises versatile accommodation, living room, dining room as well as a kitchen diner, separate utility and WC to the ground floor, a family bathroom, three double bedrooms and a master bedroom with a private en suite and balcony to the first floor, also benefitting from solar panels, an enclosed low maintenance rear garden with a detached garage and EV charger.

Bwlch y Gwynt is a modern estate within touching distance of the beach, within a short distance to the Machynys Peninsula Golf Club, Trostre retail park on the outskirts of Llanelli and a short distance to local restaurant in North Dock, also having easy access to the A484 directly into Swansea and M4 corridor.

This perfect family home will attract a lot of interest so an early viewing is recommended for any appreciation to be possible.

GROUND FLOOR

Hallway

A welcoming hallway with wood effect flooring, under stairs storage and stairs to the first floor.

Doors to;

W.C.

Comprising of a low level WC.

Lounge

uPVC double glazed window to the front aspect, carpeted flooring and a feature fireplace with electric fire.

Patio doors to access the rear garden.

Dining Room

uPVC double glazed window to the front aspect, wood effect flooring and space for dining room table and chairs.

Kitchen

A modern kitchen appointed with a range of matching wall and base units with granite work tops and an inset sink with mixer tap and glass splash back. uPVC double glazed windows to rear and side aspect, two separate integrated cookers, gas hob with extractor fan over, integrated dishwasher, integrated fridge freezer, radiator, wood effect flooring and patio doors to access the rear garden.

Door to;

Utility Room

Comprising of base units with granite work tops over and an inset sink. uPVC double glazed door for further garden access, plumbing in place for a washing machine and space for a tumble dryer, .

FIRST FLOOR

Landing

A gallery landing having a double glazed skylight windows to allow for lots of daylight, storage cupboard, carpeted flooring and radiator.

Doors to;

Bedroom Two

uPVC double glazed window to the front aspect, carpeted flooring, radiator and double door fitted wardrobe.

Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring, radiator, fitted wardrobes with sliding doors and access to the boarded loft above via pull down ladders.

Bathroom

Comprising of a low level WC, wash hand basin and bath with rainforest shower above. uPVC double glazed window, wood effect flooring and radiator.

Bedroom Four

uPVC double glazed window to the rear aspect, wood effect laminate flooring, radiator, fitted floor to ceiling cupboard and access to the boarded loft above via pull down ladders.

Master Bedroom

Two double glazed doors to access the balcony with a front aspect boasting natural light, radiator and wood effect flooring.

Door to;

En Suite

Comprising of a low level WC, a wash hand basin and shower cubicle. uPVC double glazed Frosted window, tiled flooring, part tiled walls and radiator.

EXTERNALLY

Garage

Up and over door.

Gardens

A front garden part laid to lawn and part decorative stone with a driveway offering off road parking and access to the garage.

A low maintenance tiered, rear garden with patio area to enjoy family days in the sun!

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)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding

F

Current heating type

Gas

Tenure (To be confirmed)

Freehold

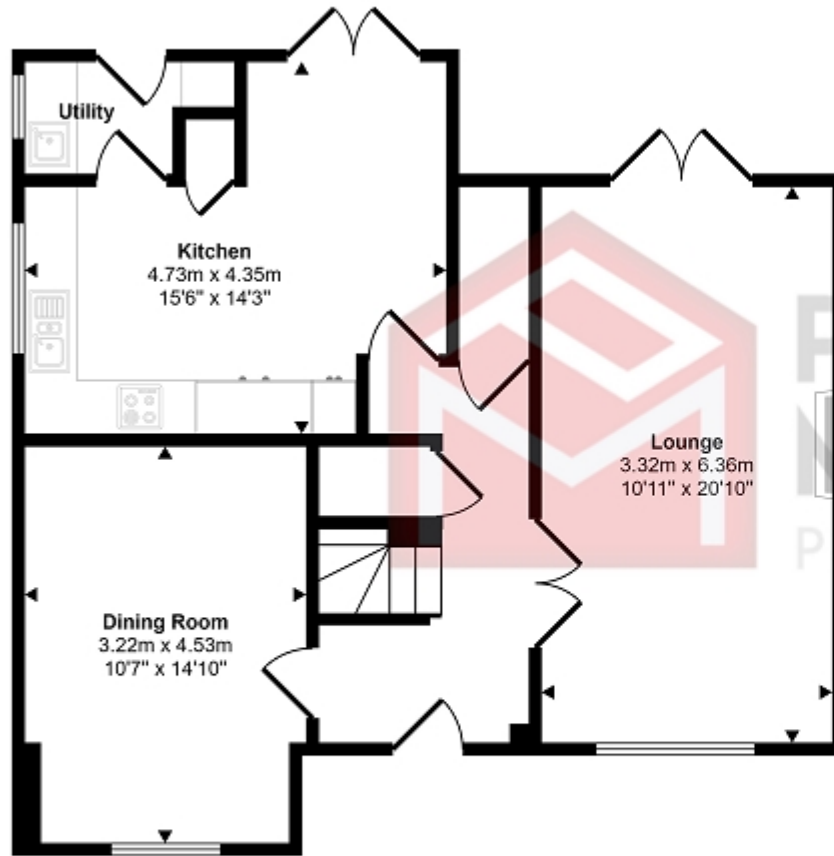




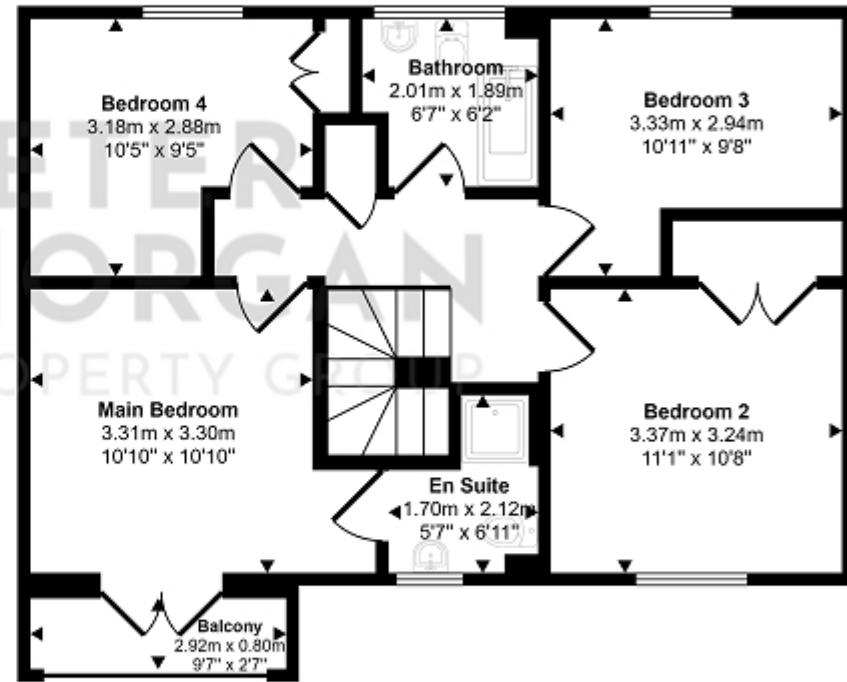




Approx Gross Internal Area
126 sq m / 1376 sq ft




Ground Floor
Approx 69 sq m / 739 sq ft



First Floor
Approx 59 sq m / 636 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+) | 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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