

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



73 Gorof Road, Lower Cwmtwrch, Swansea, City And County of Swansea. SA9 1DX



£425,000

Main Features

- Presented To A High Standard Throughout
- Detached Dormer Bungalow
- Wrap Around Garden
- Freehold/ EPC - C
- Lounge/Diner Having Bi-Fold Doors
- Mountain Views To The Front Aspect
- Five Bedrooms
- Detached Garage & Driveway
- Master Bedroom With En-Suite
- Need A Mortgage? We Can Help!

General Information

The perfect family home, having been tastefully decorated throughout by it's current owners, boasting spectacular mountain views to the front aspect and Bi-fold doors to access the front seating area, perfect for hosting gatherings with family/friends. Comprising of a cosy reception room with Bay window and Multi-Burner, modern kitchen with integrated appliances, an open plan dining room and lounge with media wall, two bedrooms and bathroom to the ground floor, gallery landing, two bedrooms and master bedroom with En-suite to the first floor, also benefitting from a detached garage.

The property is located close to many local amenities such as Maesydderwen Comprehensive School, Tesco Superstore, The popular Aurbrey Arms with a variety of many other restaurants, Ysgol Bro Tawe, Ystradgunlais Rugby Club, Ystradgunlais Sports Club, local bus station, easy access to the M4 corridor and Swansea City Centre.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Enter through a uPVC front door, wooden flooring, radiator and inset ceiling spotlights.

Doors to;

Reception Room

uPVC double glazed Bay window to front aspect, wooden flooring, radiator, partial acoustic wall panels, inset ceiling spotlights, multi-fuel burner and staircase to first floor.

Kitchen

Appointed with a range of matching wall and base units with work tops over and a composite sink with mixer tap. uPVC double glazed window to the side aspect, integrated microwave, integrated dishwasher, integrated gas hob with cooker hood over, tiled splash back, wooden flooring, inset ceiling spotlights, vertical radiator, wooden flooring and patio door to access the rear garden.

Through to;

Lounge

uPVC double glazed window to the rear aspect, two radiators, wooden flooring, inset ceiling spotlights and custom made media wall.

Bi-Fold doors to access the front seating area.

Bedroom Four

uPVC double glazed window to side aspect, radiator and carpeted flooring.

Bedroom Five

uPVC double glazed window to front and side aspect and carpeted flooring.

Bathroom

Comprising of a low level WC, walk in shower cubicle with rainfall shower, wash hand basin and panelled bath. uPVC double glazed window to the rear aspect, wood effect laminate flooring, radiator, inset ceiling spotlights and part tiled walls.

Landing

A gallery landing having carpeted flooring, fitted storage cupboards and feature panelled wall.

Doors to;

Master Bedroom

uPVC double glazed window to front aspect, radiator, carpeted flooring, fitted storage cupboard and inset ceiling spotlights.

Door to;

En Suite

Comprising of a low level WC and wash hand basin. Skylight to rear aspect, wood-effect laminate flooring, partial acoustic wall panelling, fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

Bedroom Two

Skylight to rear, radiator and carpeted flooring.

Bedroom Three

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

Shower Room

Comprising of a low level WC, wash hand basin and walk in shower. Skylight to rear aspect, wood-effect laminate flooring and heated towel rail.

EXTERNALLY

Gardens

Larger than usual front garden laid to lawn with mature shrubs, brick laid path to access the rear and steps leading to patio area boasting mountain views.

A rear garden with laid to lawn area and access to garage.

Garage

Up and over door.

Mortgage Advice

PM Financial 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 E

Current heating type Gas

Tenure (To be confirmed) Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	70	80
(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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