

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



PETER MORGAN

**26 Maes Golau, Llanelli, Carmarthenshire. SA15 3ST**

**£99,500**

### **Main Features**

- Recently refurbished mid terraced home
- 3 bedrooms
- Kitchen
- Lounge/ Dining room
- Conveniently located for the M4 Motorway..
- ...Prince Philip Hospital, Primary & Secondary Schools Trostre Retail Park and all local amenities
- Vacant possession
- uPVC double glazing and Combi gas central heating
- Council Tax Band: B. EPC:

### **General Information**

RECENTLY REFURBISHED 3 BEDROOM, 1 BATHROOM STYLE MID TERRACE HOUSE.

Conveniently located for the M4 Motorway, Prince Philip Hospital, Primary & Secondary Schools Trostre Retail Park and all the other amenities this area has to offer.

This home comprises ground floor hallway, lounge/ dining room, kitchen, first floor landing, family and 3 bedrooms. Front and rear gardens. The property benefits from uPVC double glazing and combi gas central heating.

### **GROUND FLOOR**

#### **Hallway**

uPVC double glazed door to front. Radiator. Tiled floor. Staircase. Doors to lounge and kitchen.

#### **Lounge/Dining Room**

uPVC double glazed window to front. Radiator. Carpet.

### **Kitchen**

uPVC double glazed window and door to rear garden. A range of wall mounted and base units. Tiled splash backs. Integral oven, grill, hob and extractor hood. Composite sink unit with mixer tap. Space for fridge freezer. Tiled floor. Gas combi central heating boiler

### **FIRST FLOOR**

#### **Landing**

#### **Family Bathroom**

uPVC double glazed window to rear. Fitted three piece bathroom suite in White comprising of w.c with push button flush, wash hand basin & panelled bath. Tiled splash backs. Laminate flooring. Radiator. Extractor fan.

#### **Bedroom 1**

uPVC double glazed windows to rear aspect, Radiator. Fitted carpet. Door to internal storage.

#### **Bedroom 2**

uPVC double glazed window to front. Radiator. Fitted carpet.

#### **Bedroom 3**

uPVC double glazed window to front. Radiator. Fitted carpet.

### **EXTERIOR**

#### **Front Garden**

Gate access leading to grass front garden with pathway.

#### **Rear Garden**

Outbuilding and concreted.

## **Mortgage Advice**

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## **General Information**

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

## **Current council tax banding**

B

## **Current heating type**

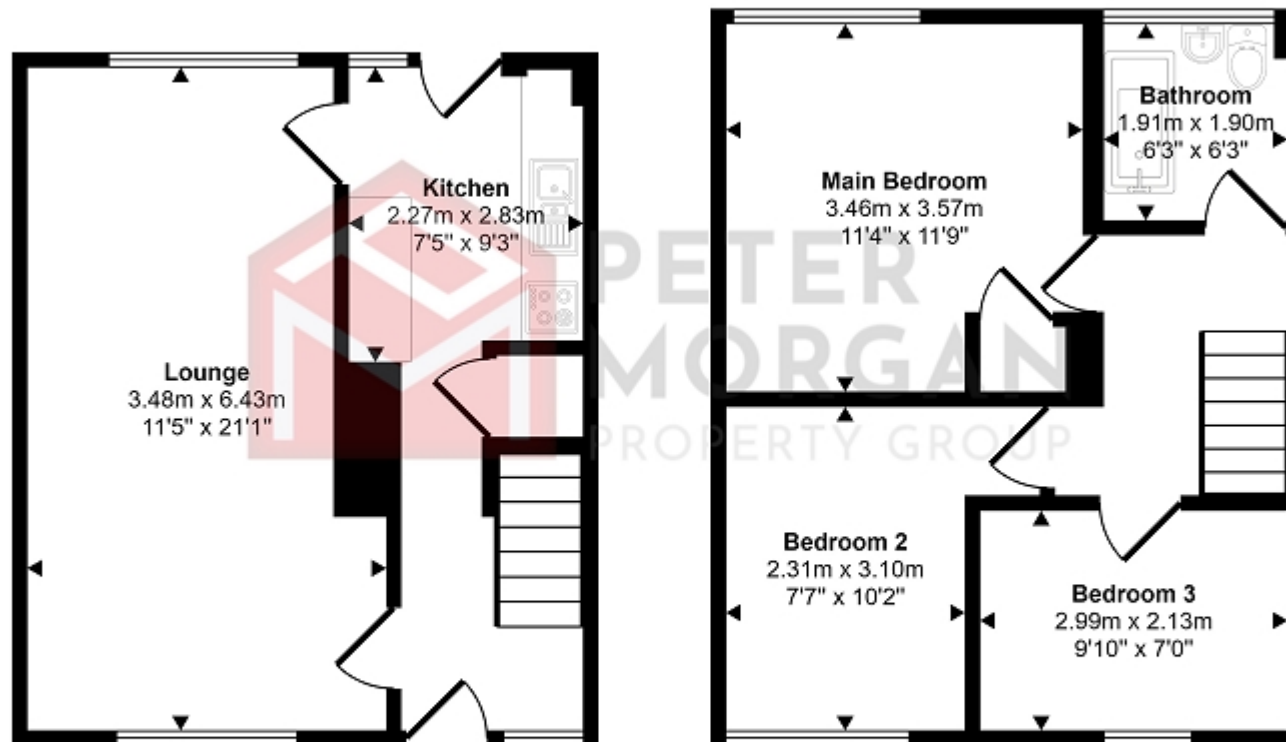
Combi

## **Tenure**

Freehold



Approx Gross Internal Area  
72 sq m / 779 sq ft




Ground Floor  
Approx 35 sq m / 373 sq ft

First Floor  
Approx 38 sq m / 406 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.

# 26 Maes Golau, Llanelli, Carmarthenshire. SA15 3ST

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>	
(55-68)	<b>D</b>	
(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.

## Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

## Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

## Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

## Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

## Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

# PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.

## Carmarthen Branch

21 Bridge Street, Carmarthen. Carmarthenshire. SA31 3JS

carmarthen@petermorgan.net

VAT No : **821850148**

**[www.petermorgan.net](http://www.petermorgan.net)**  
**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - [info@petermorgan.net](mailto:info@petermorgan.net) - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

