

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



55 Swansea Road, Pontardawe, City And County of Swansea. SA8 4AL



£350,000

Main Features

- Semi-Rural Location
- Boasting Fantastic Countryside Views
- Freehold
- Four Bedrooms
- Kitchen, Pantry & Utility Room
- Off Road Parking To Front
- Gas Central Heating
- Tiered Garden
- EPC - C
- Need A Mortgage? We Can Help!

General Information

Boasting stunning panoramic, views enjoying a peaceful location, this detached traditional cottage comprises three reception rooms (one having potential for fifth bedroom), kitchen with island, separate utility and pantry to the ground floor, four bedrooms, family bathroom and En-suite with free standing bath to the first floor, also benefitting from off road parking to the front aspect, a tiered picturesque rear garden offering views over Swansea valley.

Located in a small village on the outskirts of Pontadawe, Trebanos, close to many local amenities such as Pontadawe Rugby and Football Club, Tesco Superstore, Cwmtawe Community School, variety of shops, restaurants, country walks, excellent transport links and easy access to the M4 corridor, and easy commute into Swansea.

Please visit our new and improved site for more information!

GROUND FLOOR

Lounge

Enter through a uPVC front door, sage green sash window to front aspect, radiator, wooden flooring, two fitted storage cupboards and solid oak staircase to first floor with storage space under.

Door to;

Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over. Window to side aspect, kitchen island with 'Minerva' work tops over and inset sink with mixer tap, space for a free range cooker with gas hobs, integrated dishwasher, vertical radiator, radiator, tiled flooring, serving hatch to dining room and wall mounted boiler serving domestic hot water and gas central heating.

Doors to;

Pantry

Skylight to rear aspect, radiator, wood-effect laminate flooring, part tiled walls / wooden panelling & uPVC wall panelling, range of base units with stainless steel sink with mixer tap.

Utility Room

Sage green barn-style door to access the rear, radiator, tiled flooring, fitted shelving with plumbing in place for washing machine and space for tumble dryer.

Door to;

Shower Room

Comprising of a low level WC, pedestal wash hand basin and walk in shower. Frosted window to rear aspect, tiled flooring and part tiled walls.

Reception Room

Sage green Sash window to front aspect, radiator, carpeted flooring and fitted shelving. Can also be used as fifth bedroom.

FIRST FLOOR

Landing

Access to loft above.

Doors to;

Master Bedroom

Sage green Sash window to front aspect boasting countryside views, window to rear, radiator, carpeted flooring and loft access to the loft above.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and free standing oval bath with separate tap and shower attachment. Frosted window to rear aspect, wood-effect laminate flooring and radiator.

Bedroom Two

Two sage green Sash windows to front aspect boasting countryside views, radiator, fitted wardrobe and carpeted flooring.

Bedroom Three

Sage green sash window to front aspect boasting countryside views, radiator and carpeted flooring.

Bedroom Four

Window to side aspect, radiator, carpeted flooring and fitted wardrobe with mirrored sliding doors.

Family Bathroom

Comprising of a low level WC, pedestal wash hand basin and bath. Frosted window to the rear aspect, Skylight to side aspect, tiled effect laminate flooring, part tiled walls and radiator.

EXTERNALLY

Gardens

Driveway providing off-road parking, steps up to tiered front garden with three lawned areas, a range of mature trees, shrubbery and side access lane. Also having a Galdavise metal storage shed, to the right with an up and over door.

A tiered rear garden with steps leading to two patio areas, two lawned areas, a shed, bordered by a range of mature trees, decorative stone area, outside tap, wood storage area, bushes and shrubbery including an apple tree, a further storage shed and spectacular views can be enjoyed over the house! Additional land

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)

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

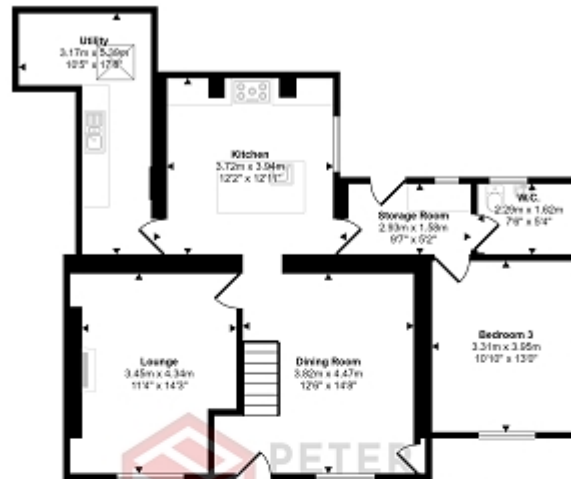
Tenure (To be confirmed) Freehold



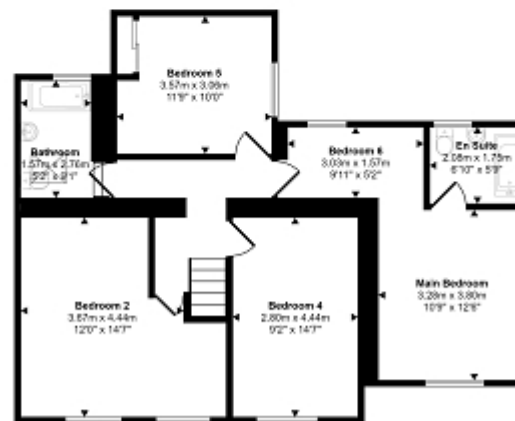




Approx Gross Internal Area
179 sqm / 1928 sq ft




Ground Floor
Approx 68 sqm / 747 sq ft



First Floor
Approx 82 sqm / 882 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. Some of these such as roof/ceiling heights are a representation only and may not look like the real thing. Made with Make My Property 360.



| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (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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