

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



44 Terrace Road, Swansea, City And County of Swansea. SA1 6HW



£130,000

Main Features

- Close To Many Local Amenities
- Two Bedroomed Mid Terraced Property
- Freehold
- EPC - D
- Excellent Transport Links
- Enclosed Rear Garden
- Council Tax Band - B
- Gas Central Heating
- Far Reaching Views Over Swansea
- Need A Mortgage? We Can Help!

General Information

Situated within close proximity of Swansea City Centre, this mid-terraced property comprises of a lounge and kitchen to the ground floor, two double bedrooms and bathroom to the first floor, also having an enclosed tiered rear garden boasting far reaching views over Swansea. Close to many local amenities such as Terrace Road Primary School, Swansea Train Station, Swansea Bus Station, Swansea Beach, Grand Theatre, a variety of restaurants and shops, also having access to the M4 corridor and a short drive to Mumbles.

Please visit our new and improved site for more information!

GROUND FLOOR

Porch

Enter through a uPVC front door and wooden floorboards.
Door to;

Living Room

Double glazed Bay window to front aspect , two radiators, window to rear, wood-effect laminate flooring, feature fireplace with electric fire, fitted storage in alcoves and staircase to first floor with storage cupboard underneath.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset composite sink with mixer tap. Two double glazed windows to side aspect, plumbing in place for washing machine, space for fridge freezer, integrated oven with ceramic hood over, wood-effect laminate flooring, radiator.

FIRST FLOOR

Landing

Radiator, wooden floorboards and access to loft above.
Doors to;

Bedroom One

Dual uPVC double glazed windows to front aspect, radiator, fitted wardrobes and wooden floorboards.

Bedroom Two

uPVC double glazed window to rear aspect, radiator, fitted storage cupboard in alcove and wood-effect laminate flooring.

Bathroom

Comprising of a low level WC, wash hand basin, corner shower cubicle and free standing bath. uPVC double glazed windows to side aspect, radiator, wooden floorboards and cupboard housing a combi boiler serving domestic hot water and gas central heating.

SECOND FLOOR

Loft

Skylight to front aspect, carpeted flooring and two fitted storage cupboards in eaves.

EXTERNALLY

Gardens

Tiered front garden with steps leading to front door.

Tiered enclosed rear garden with steps leading to lawn area and rear access gate.

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 B

Current heating type Gas

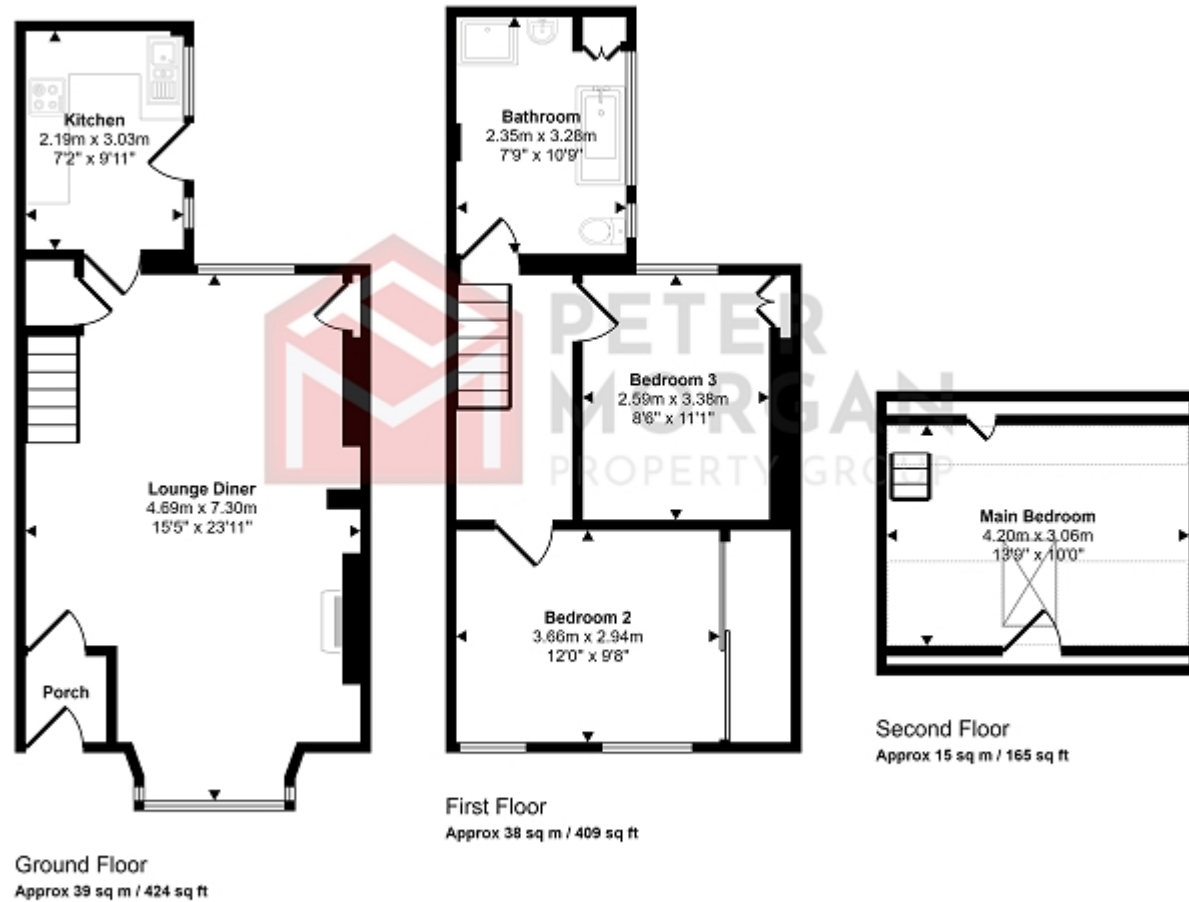
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
93 sq m / 998 sq ft



☐ Denotes head height below 1.5m

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		84
(69-80) C		
(55-68) D	57	
(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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