

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



34 Heol Cynfeli, Rhos, Pontardawe, Swansea. SA8 3FD



PETER MORGAN

£275,000

Main Features

- Sought After Location
- Double Driveway With EV Charger
- Detached Family Home
- Freehold
- EPC - B
- Tastefully Presented Throughout
- One Family Bathroom & Two En-suites
- Rear Garden With Astro-Turf
- Four Bedrooms
- Need A Mortgage? We Can Help!

General Information

Introducing a beautifully presented detached family home located in a sought-after area. This property features four bedrooms, providing ample living space for families or individuals needing extra room. The house includes one family bathroom and two en-suites, catering to convenience and privacy. Additionally, the reception rooms are designed for relaxation and socializing, enhancing the property's family-friendly atmosphere.

The kitchen is well-equipped, featuring modern appliances and practical design elements. The attached utility area facilitates everyday chores, making this home as functional as it is stylish. The interior is tastefully decorated throughout, offering a welcoming environment for both residents and guests.

Outside, the property boasts a spacious rear garden complete with Astro-turf, providing a low-maintenance outdoor space ideal for leisure activities. A stone patio area adds to the functionality, perfect for outdoor dining or entertaining. The double driveway, which includes an EV charger, offers convenient parking solutions.

This home is situated near Rhos Primary School, making it an excellent choice for families with young children. A nearby park provides green space for outdoor activities and leisurely walks. Additional local amenities include a convenience store and a post office, ensuring that essential services are within easy reach.

In summary, this well-appointed property combines comfort, practical features,

and a prime location. With its attractive layout and nearby conveniences, it presents a wonderful opportunity for modern family living.

GROUND FLOOR

Hallway

Radiator and tile-effect laminate flooring.
Doors to;

Reception Room/Bedroom Four

uPVC double glazed window to front aspect and wood-effect laminate flooring.
Door to;

En Suite

Comprising of a low level WC, vanity wash hand basin and walk in shower cubicle. Heated towel rail and tiled flooring.

Lounge

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Inner Hallway

Radiator, wood-effect laminate flooring and stairs to first floor.
Doors to;

W.C.

Comprising of a low level WC, wall mounted wash hand basin. Radiator and wood-effect laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, oven with induction hob & cooker hood over, plumbing in place for a washing machine, space for a fridge freezer, radiator, French doors to access rear garden and a storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect, carpeted flooring, airing cupboard and access to the loft above.

Master Bedroom

Dual uPVC double glazed windows to front aspect, radiator, carpeted flooring and fitted wardrobes.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and tiled shower. uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, wash hand basin and bath with shower over.

EXTERNALLY

Gardens

Double driveway with EV charger, artificial turf area, side access lane and access to front of property.

A enclosed rear garden with side access lane, patio area with artificial turf and a raised decking area with wooden pergola and external power outlets.

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 D


Current heating type Gas

Tenure (To be confirmed) Freehold

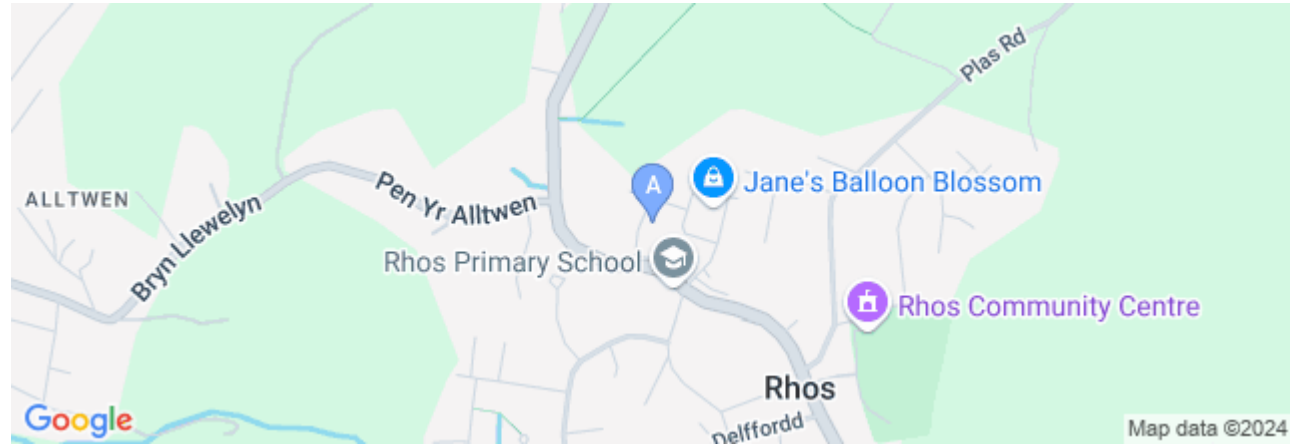






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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