

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



15 New Street, Llanelli, Carmarthenshire. SA15 2BS

Offers Over £130,000



PETER MORGAN

Main Features

- NO ONWARDS CHAIN
- Recently Renovated Throughout
- Freehold
- Three Bedrooms
- Two Reception Rooms
- Gas Central Heating
- Enclosed Rear Garden
- Close To M4 Corridor
- Excellent Transport Links
- Need A Mortgage? We Can Help!

General Information

This well-maintained house features three bedrooms and one bathroom, making it an ideal choice for families or individuals seeking space and comfort. The property comprises two reception rooms, allowing for versatile living arrangements. It boasts a freehold title, ensuring full ownership without any ongoing ground rent. Recently renovated throughout enhance its appeal, making it ready for immediate occupancy.

An enclosed rear garden provides a private outdoor area that can be utilized for relaxation or gardening. The garden features a combination of lawn space and pathways, making it low maintenance while offering potential for personal touches. This area can serve as an extension of the living space, ideal for family activities or gatherings.

Conveniently located within proximity to local amenities, residents will find supermarkets, restaurants, and healthcare facilities just a short distance away. Options for dining and leisure, including Machynys golf course, further enhance the appeal of the location. Also within a short distance to Trostre Retail Park, with excellent transport links also nearby, this property offers ease of access to the surrounding areas.

GROUND FLOOR

Hallway

uPVC door to front, radiator and wood-effect laminate flooring.
Doors to;

Living Room

Window to front, radiator, fitted storage cupboard in alcoves and wood-effect laminate flooring.

Dining Room

uPVC double glazed window to rear aspect, radiator, fitted storage cupboard in alcoves & under stairs, staircase to first floor.
Door to;

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 the side aspect,
oven with induction hob over & cooker hood, space for washing machine/
dishwasher, spotlights, breakfast bar,
vertical radiator, wood-effect laminate flooring and patio door to access the rear garden.

Rear Hallway

Frosted window to side and laminate flooring.
Doors to;

Laundry Room

Frosted double glazed window to side aspect, laminate flooring, spotlights and fitted storage cupboard which could be used to house a washing machine / tumble dryer.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath. Frosted uPVC double glazed window, laminate flooring, heated towel rail and inset ceiling spotlights.

FIRST FLOOR

Landing

uPVC double glazed window to rear aspect, carpeted flooring and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed window to rear aspect, radiator, carpeted flooring and fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

Bedroom Two

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

Bedroom Three

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

EXTERNALLY

Gardens

Enclosed rear garden with tiled area leading to path with lawned area, wood chip surround 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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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.

Neath Port Talbot
Head Office

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Lettings

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Port Talbot
Financial Services

financial@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,
Mid Glamorgan
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

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



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



PETER MORGAN

POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : 821850148

www.petermorgan.net
03300 563 555

