



7 Pant Street, Port Tennant, Swansea, City And County of Swansea. SA1 8ND

£120,000 Guide Price

Main Features

- NO ONWARDS CHAIN
- For Sale by Modern Auction
- Freehold
- Mid Terraced Property
- Enclosed Rear Garden With Lane Access
- **General Information**

- Gas Central Heating
- EPC D
- Buyers Fees Apply
- Subject to Reserve Price &
- Reservation Fee
- Need A Mortgage? We Can Help!

This mid-terraced house offers reception rooms, providing space for relaxation or entertainment, kitchen and bathroom to ground floor and three bedrooms to the first floor, also with gas central heating and double-glazed windows, it offers a comfortable living environment. The house is available as a freehold and does not involve any onwards chain, which simplifies the purchasing process.

The enclosed rear garden features lane access and is a potential space for outdoor activities or enhancements. The garden layout provides opportunity for patios or garden furniture, making it a versatile area for various uses.

This property is well-located, close to Swansea City Centre, having nearby amenities including fast food options, coffee shops, and a variety of dining establishments. Schools and healthcare facilities are conveniently accessible, ensuring that essential services are within reach, also having excellent transport links and access to the M4 corridor.

GROUND FLOOR

Living Area

uPVC double glazed Bay window to front aspect, carpeted flooring, radiator and feature fireplace with electric fire. Through to;

Dining Area

Carpeted flooring, radiator and uPVC double glazed door to access rear garden.

Kitchen

Appointed with wall and base units with work tops over and stainless steel sink with mixer tap. uPVC double glazed window to side aspect, space for cooker, plumbing in place for washing machine and combi boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, wash hand basin, panelled bath and shower cubicle. uPVC double glazed window to rear aspect, tiled flooring and radiator.

FIRST FLOOR

Landing

Doors to;

Bedroom One

uPVC double glazed windows, carpeted flooring, storage and radiator.

Bedroom Two

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

Bedroom Three

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

EXTERNALLY

Gardens

Enclosed rear garden with raised decking and access to rear lane.

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.

Auctioneer Comments

This property is for sale by Modern Method of Auction powered by iamsold LTD

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a nonrefundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding	В
Current heating type	Gas
Tenure (To be confirmed)	Freehold





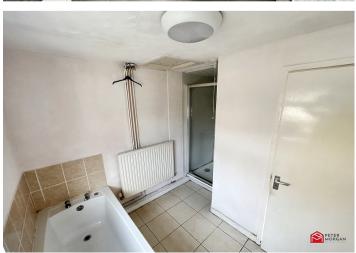












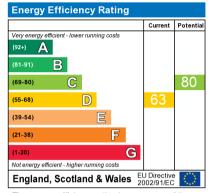


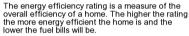


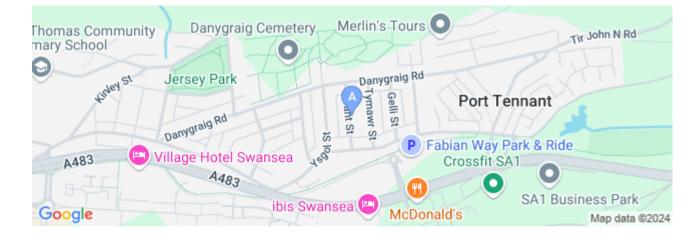




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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The 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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