

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**19 Maes Yr Ysgol, Pontardawe, Swansea, West Glamorgan, SA8 4JS**



**PETER MORGAN**

**Offers Over £220,000**

## Main Features

- Popular Residential Development
- Semi-Detached Property
- Freehold
- EPC - B
- Off Road Parking
- Master Bedroom Having En-Suite
- Enclosed Rear Garden
- uPVC Double Glazed Windows Throughout
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

Welcome to this modern semi-detached house located in a popular residential development. This property features three bedrooms and one bathroom, one reception room and an en-suite bathroom attached to the master bedroom, making it an ideal family home. Its freehold status enhances the appeal for potential buyers. The exterior showcases a well-maintained front garden with off-road parking available, alongside an enclosed rear garden. The rear garden provides a green, open space perfect for outdoor activities or relaxation. Additional features include uPVC double glazed windows throughout, ensuring energy efficiency and comfort.

Nearby amenities include the Llangiwg Primary School, Ysgol Gynradd Gymraeg School, providing an educational option for families. For fitness enthusiasts, PB Fitness Gym is conveniently located within reach. Additionally, there are a variety of dining options, such as local takeaway, restaurants and Pontadawe Golf Club whilst also having easy access to the M4 corridor.

## GROUND FLOOR

### Hallway

Radiator, tile-effect laminate flooring, staircase to first floor with fitted storage cupboard underneath.

Doors to;

### Lounge

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

### W.C.

Comprising of a low level WC and wall-mounted wash basin with tiled splashback. uPVC double glazed Frosted window to front aspect, radiator, wood-effect laminate flooring, spotlights and extractor fan.

### Kitchen

Appointed with a range of matching wall and base units with work tops over and stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, plumbing for dishwasher & washing machine, integrated oven with gas hob & cooker hood over, space for tumble dryer, space for fridge freezer, radiator, tile-effect laminate flooring, spotlights, radiator, tile-effect laminate flooring, spotlights and storage cupboard housing combi boiler serving domestic hot water and gas central heating which is 10yrs old serviced every year.

Patio doors to access rear garden.

Window to rear, double patio doors to rear, radiator, tile-effect laminate flooring, spotlights, fitted storage cupboard housing combi boiler (10yrs old serviced every year),

## FIRST FLOOR

### Landing

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

Doors to;

## Master Bedroom

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

## En Suite

Comprising of a low level WC, pedestal wash hand basin and double shower cubicle. Heated towel rail, wood-effect laminate flooring, tiled splashback, extractor fan and inset ceiling spotlights.

## 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, pedestal wash hand basin and bath with rainfall shower over. uPVC double glazed window to front aspect, heated towel rail, wood-effect laminate flooring, shaver point, extractor fan and inset ceiling spotlights.

## EXTERNALLY

### Gardens

Front laid to lawn garden with mature Acer tree, access to front door, driveway providing off-road parking and access to the rear garden.

Enclosed rear garden mostly laid to lawn with two patio areas, decorative stone area to rear, outside tap, shed and side 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](mailto: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

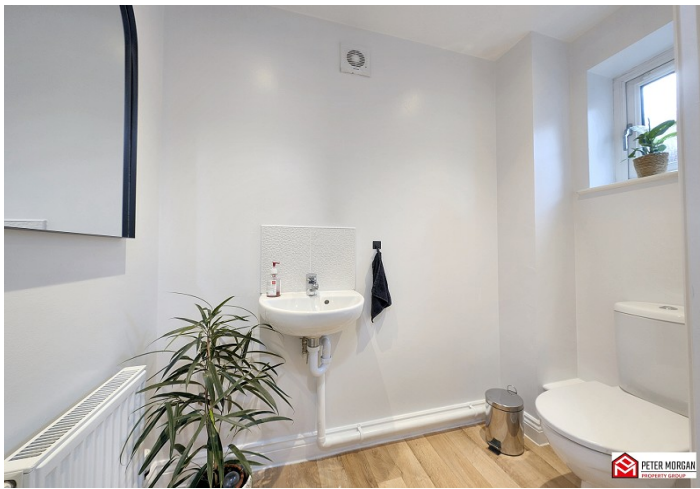
## Utilities

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

**Current council tax banding** D

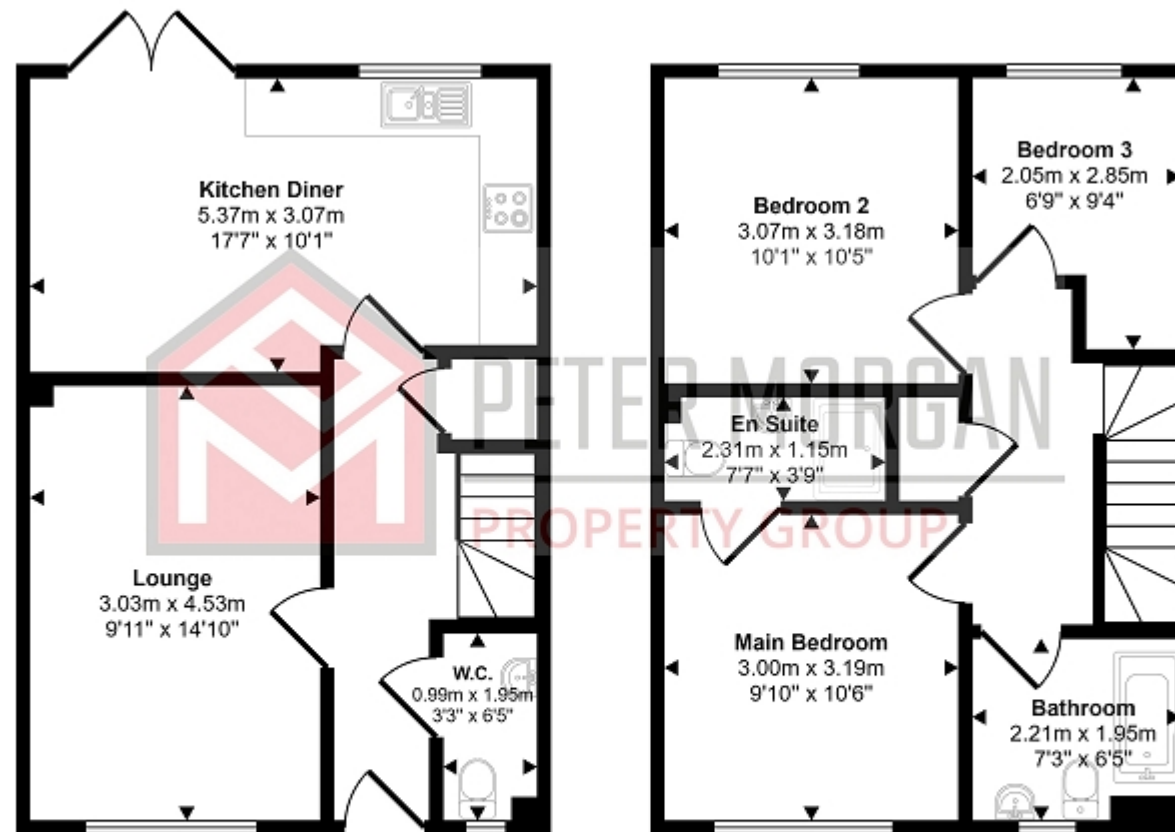
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Approx Gross Internal Area  
83 sq m / 893 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft

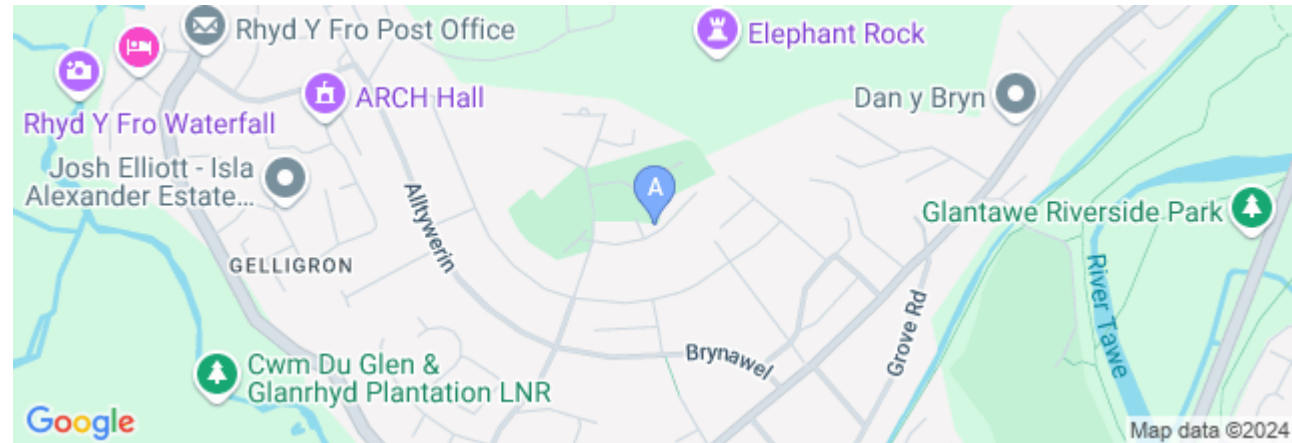
First Floor  
Approx 42 sq m / 448 sq ft

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 19 Maes Yr Ysgol, Pontardawe, Swansea, West Glamorgan, SA8 4JS

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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