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2021
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 PETER MORGAN
PROPERTY GROUP

64 Maes Ty Gwyn, Llangennech, Llanelli, West Glamorgan, SA14 8XW



PETER MORGAN

£280,000

Main Features

- Three Bedroom Detached Home
- Lounge, Dining Room & Conservatory
- Recently Fitted Kitchen With Appliances
- Utility Room & Guest WC
- Primary Bedroom with En-suite Shower
- Driveway Offering Off Road Parking & Garage
- Freehold
- Council Tax Band - D / EPC - D
- No Chain!
- Need A Mortgage? We Can Help!

General Information

With no onwards chain this three-bedroom, detached house comprises of a lounge, dining room, and conservatory, modern kitchen, WC to ground floor, three bedrooms, family bathroom and En-suite to the first floor. A key highlight of this home is the driveway, which offers off-road parking as well as a garage, also having an enclosed rear garden with manicured lawn area.

Close to many local amenities such as Ysgol Gymraeg Llangennech, Maes Ty Gwyn Playground, Llangenneth RFC, local shops, restaurants and also having easy access to the A4138 and M4 corridor.

GROUND FLOOR

Entrance Hallway

Staircase to the first floor and radiator.
Doors to;

Lounge

uPVC double glazed window to the front aspect, radiator and feature fireplace.
Through to;

Dining Room

Wood effect flooring and radiator.
Door to;

Conservatory

uPVC double glazed windows, wood-effect flooring and double patio doors leading to the rear garden.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window, integrated fridge freezer, five ring induction hob, integrated electric oven and microwave.

Utility

Comprising of matching wall and base units with work tops over. uPVC double glazed window to rear aspect.

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed window to side aspect and extractor fan.

FIRST FLOOR

Landing

Access to the loft above and airing cupboard housing a combi boiler serving domestic hot water and gas central heating.
Doors to;

Bedroom One

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

En Suite

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

Bedroom Two

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

Bedroom Three

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

Bathroom

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

EXTERNALLY

Gardens

Block paved driveway to front with gates access leading to:

Rear garden having decorative stone, steps leading to lawned garden with secure panel fencing and a range of flower borders.

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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

Current council tax banding D

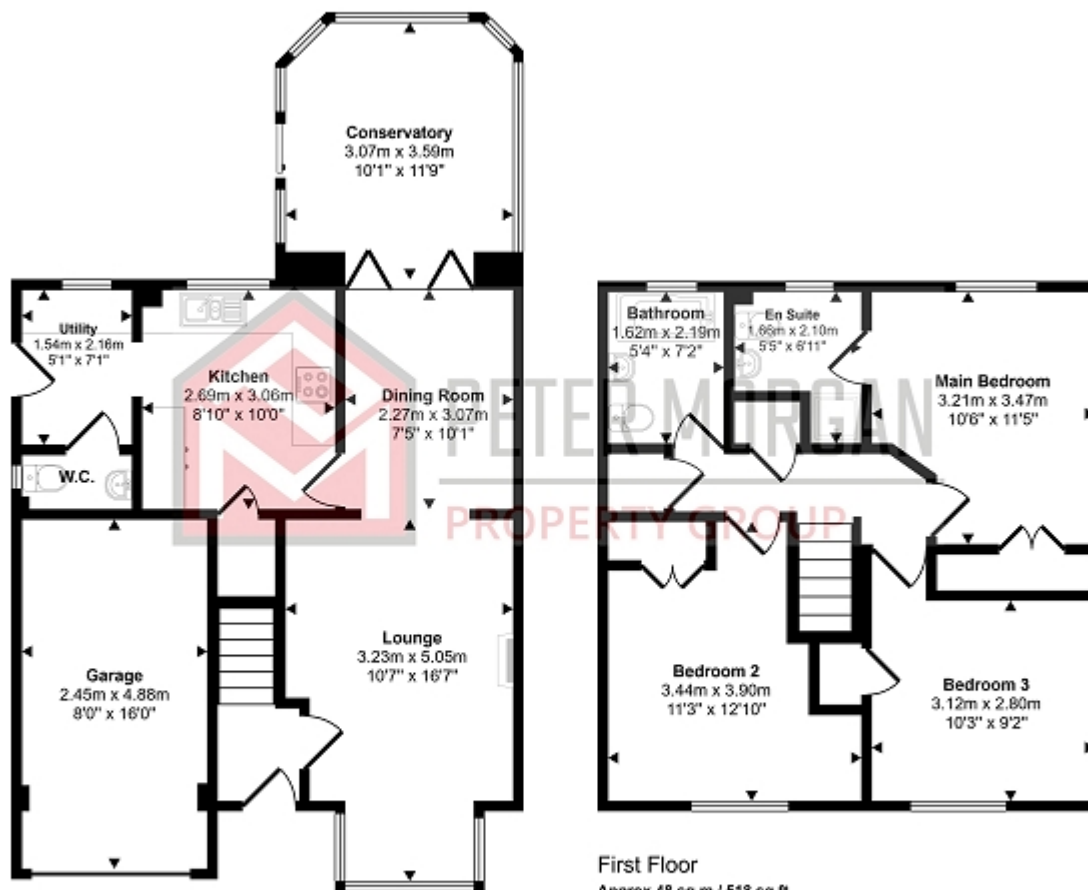
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
112 sq m / 1206 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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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