

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



Hazeldene Castell Ddu Road, Pontarddulais, Swansea, West Glamorgan, SA4 8DH



PETER MORGAN

£380,000

Main Features

- NO ONWARDS CHAIN
- Dormer Detached Bungalow Offering A Lot Of Potential
- Freehold
- Set on Approximately 0.5 Acres Of Land
- Sought After Location
- Two Bedrooms
- Off Road Parking & Double Garage
- Oil Central Heating
- EPC - E
- Need A Mortgage? We Can Help!

General Information

This bungalow offers versatile living arrangement with two bedrooms and one bathrooms, making it ideal for individuals or small families. The property is detached and situated on a generous plot approximately measuring 0.5 acres, providing ample outdoor space and potential for further development or landscaping. The driveway provides off-road parking, accommodating multiple vehicles, and leads directly to a double garage. The surrounding gardens include hedges and bushes, with a lawn area that extends to the rear, ensuring privacy and tranquillity.

Situated in a sought-after location, this property offers a peaceful residential atmosphere while being conveniently accessible to nearby towns and amenities. The surrounding area features picturesque landscapes and open fields, adding to the appeal of the rural setting.

GROUND FLOOR

Lounge

uPVC double glazed window to front aspect, radiator and fireplace.

Bedroom Two

uPVC double glazed window to front aspect and radiator.

Bathroom

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

Kitchen

Open plan kitchen appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed windows to front and side aspect, electric hob, electric oven, integrated dishwasher, tiled splashback, radiator and feature fireplace.

Doors to;

Utility Room

Range of matching base units and tiled splashbacks. uPVC double glazed window to rear aspect, radiator and storage cupboard.

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect, radiator and eaves storage.
Doors to;

Dressing Room

Wall and base storage cupboards and radiator.

Bedroom One

uPVC double glazed window to the side and rear aspect and two radiators.

EXTERNALLY

Gardens

Front gated access to footpath, lawns with flower & shrub borders, driveway for two vehicles and path leading to:

Approximately half an acre of garden with trees borders, outside brick built storage shed and garage.

Double Garage

With electric up and over door to front and door to the rear, window to rear, power point and lighting.

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 drainage (Services not tested)

Current council tax banding

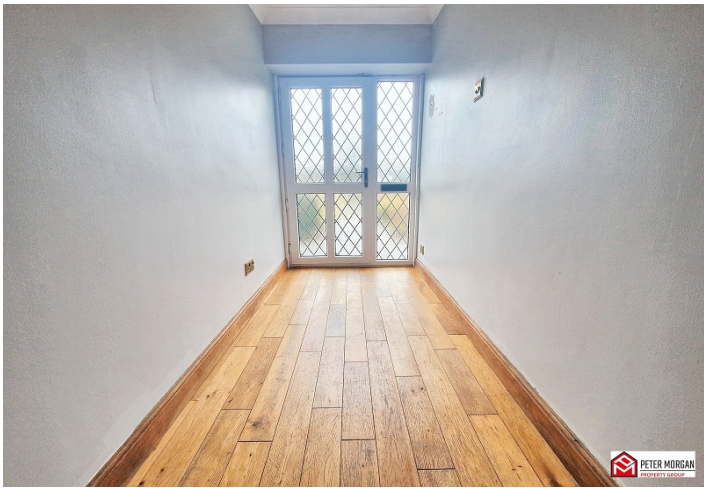
D

Current heating type

Oil

Tenure (To be confirmed)


Freehold







Hazeldene Castell Ddu Road, Pontarddulais, Swansea, West Glamorgan, SA4 8DH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E	53	
(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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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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