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3 Llys Gwyn Faen, Gorseinon, Swansea, West Glamorgan, SA4 4JG

£270,000

Main Features

- NO CHAIN
- Detached Bungalow
- Offering A Lot Of Potential
- Landscaped Gardens
- Off Road Parking & Garage
- Three Bedrooms
- EPC - C
- Freehold
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This detached bungalow features one reception room, kitchen, bathroom, three bedrooms and a well-designed layout, perfect for comfortable living. The exterior of the bungalow showcases landscaped gardens, providing a serene environment for outdoor activities. The property includes off-road parking and a garage, ensuring convenience for vehicle owners.

This bungalow is ideal for those seeking a property with potential, whether for renovation or personal customization. Offering the benefit of being sold with no chain.

Located conveniently close to local amenities such as a variety of restaurants, local shops, Gower College, Lougher Estuary, Penyrheol Primary School, whilst also having easy access to the M4 corridor.

GROUND FLOOR

Entrance Hallway

Airing cupboard and access to the loft above.
Door to;

Bedroom Three

Window to side aspect and radiator.

Lounge / Diner

Two windows to the front aspect offering views over Loughor Estuary, window to the side aspect and two radiators.

Kitchen

Appointed with wall and base units with work tops over and inset sink with mixer tap. Window to side aspect, space for cooker, space for fridge and radiator.

Bedroom One

Window to the rear aspect, radiator and fitted wardrobes.

Bedroom Two

Window to rear aspect, radiator and fitted wardrobes.

Shower Room

Comprising of a low level WC, pedestal wash hand basin and corner shower. Window to side aspect and radiator.

EXTERNALLY

Gardens

Outside the property to the front is a driveway for approximately four vehicles and a detached garage with up and over door.
To the rear of the property is lawned to side and rear with secure panel fencing, garden shed paved terrace and gated access to the front

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.

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)

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

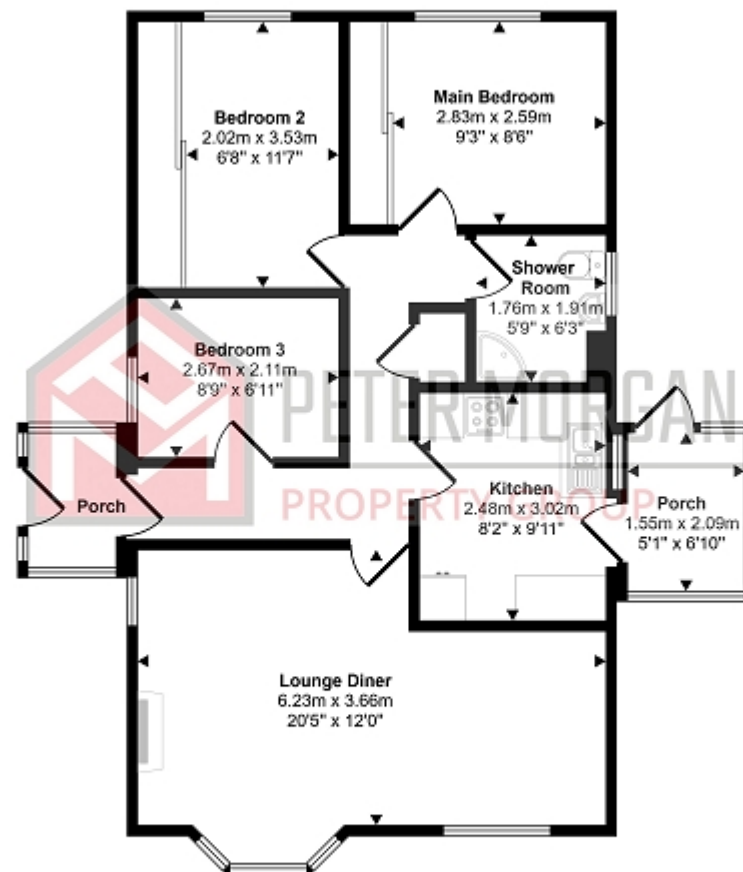
Tenure (To be confirmed)

Freehold






Approx Gross Internal Area
73 sq m / 791 sq ft



Ground Floor

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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