



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



27 Parc Gilbertson Gelligron, Pontardawe, Swansea, West Glamorgan. SA8 4PT

£325,000



PETER MORGAN

Main Features

- Detached Family Home
- Highly Sought After Location
- Freehold
- Master Bedroom With En-Suite
- Driveway Offering Off Road Parking & Garage
- Enclosed Tiered Rear Garden
- EPC - C
- Gas Central Heating
- Four Bedrooms
- Need A Mortgage? We Can Help!

General Information

This detached family home boasts four well-appointed bedrooms, including a master bedroom featuring an en-suite bathroom. The property includes a total of two reception rooms, creating ample space for relaxation and family activities, also having one additional family bathroom to the first floor and WC to the ground floor, ensuring convenience for all residents. Externally the property boasts a driveway providing off road parking, access to the garage and an enclosed tiered rear garden features a mix of landscaping.

Situated close to a variety of local amenities in Pontardawe including Ysgol Gynradd, Pontadawe Golf Club, Leisure Centre, Cwmtawe Community School, variety of restaurants and many more, the property is also within a short commute of both Neath Town Centre and Swansea City Centre.

Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring, staircase to first floor with under stairs storage.

Doors to;

W.C.

Comprising of a low level WC and wall mounted wash hand basin. Frosted double glazed window to front aspect, radiator, part tiled walls and wood-effect laminate flooring.

Lounge

uPVC double glazed Bay window to front aspect, two radiators and wood-effect laminate flooring.

Dining Room

Patio doors to access rear garden, radiator and carpeted flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to rear aspect, integrated dishwasher, space for fridge/freezer and radiator.

Utility Room

Comprising of wall and base units with work tops over and inset stainless steel sink with mixer tap. Door to access rear garden, plumbing in place for washing machine, space for tumble dryer, tiled flooring and cupboard housing a boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

Radiator, carpeted flooring, access to the loft above and storage cupboard housing hot water tank.

Doors to;

Master Bedroom

uPVC double glazed window to front aspect radiator, carpeted flooring, range of fitted wardrobes and dressing area.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and shower cubicle.

uPVC Frosted double glazed window to front aspect, radiator, wood-effect laminate flooring extractor fan and tiled splash back.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

Comprising of a low level WC, pedestal wash basin and panelled bath. Frosted double glazed window to rear aspect, radiator, wood-effect laminate flooring and part tiled walls.

EXTERNALLY

Gardens

A front garden laid to lawn with double driveway giving access to garage and side lane.

Enclosed rear garden with patio area, steps up to tier mostly laid to lawn and steps up to tier of decorative stone and hard standing suitable for a shed, external power supply, outside tap and side access 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 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 gas, mains drainage (Services not tested)

Current council tax banding E

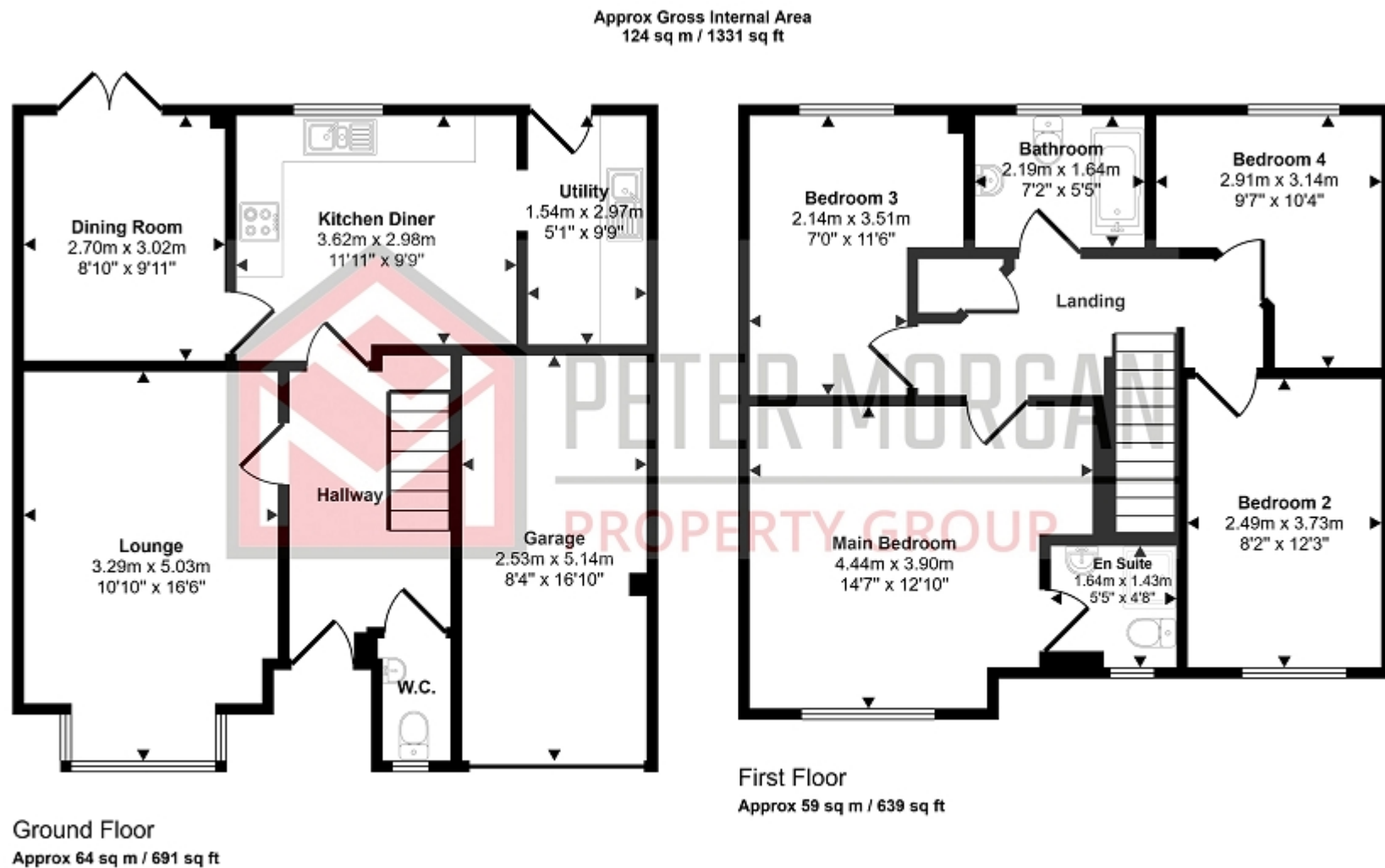
Current heating type Gas

Tenure (To be confirmed) Freehold



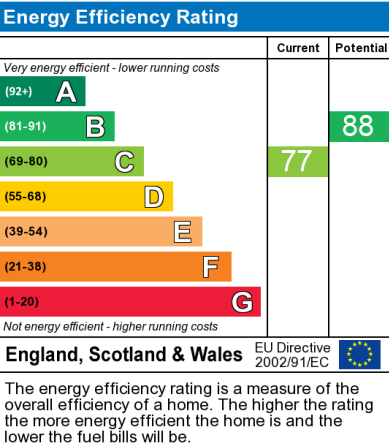






This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

27 Parc Gilbertson Gelligron, Pontardawe, Swansea, West Glamorgan. SA8 4PT



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.

<div>Neath</div> <div>Sales Hub</div> <div>npt@petermorgan.net</div> <div>33-35 Windor Road, West Glamorgan SA11 1NB</div>	<div>Neath</div> <div>Lettings Hub</div> <div>lettings@petermorgan.net</div> <div>33-35 Windor Road, West Glamorgan SA11 1NB</div>	<div>Neath</div> <div>Financial Services</div> <div>team@pmfinancial.net</div> <div>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</div>	<div>Bridgend</div> <div>Sales Hub</div> <div>bcb@petermorgan.net</div> <div>16 Dunraven Place, Mid Glamorgan CF31 1JD</div>	<div>Talbot Green</div> <div>Sales Hub</div> <div>talbotgreen@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Talbot Green</div> <div>Lettings Hub</div> <div>lettingstg@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Carmarthen</div> <div>Sales Hub</div> <div>carmarthen@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>	<div>Carmarthen</div> <div>Lettings Hub</div> <div>lettingscm@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>
--	--	--	--	---	---	---	--

PETER MORGAN

PROPERTY. PROPERLY



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.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

