

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



27 Ochr Y Waun, Cwmllynfell, Swansea, City And County of Swansea. SA9 2GA

£200,000



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Main Features

- Traditional Detached Property
- Freehold
- Semi-Rural Location
- Boasting Attractive Mountain Views
- EPC - E
- Oil Central Heating
- Three Double Bedrooms
- Family Bathroom & Separate WC
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

A fantastic opportunity to move to a semi-rural location with attractive views to front and rear. This traditional style detached home is tastefully presented by the current owner for sale with accommodation briefly comprising an open plan lounge, dining room, kitchen area with fitted appliances, utility room and separate WC. To the first floor are three double bedrooms giving an outstanding perspective of the position of this home. To the rear is an enclosed and generously sized secure garden with a patio area, garden shed and shrubbery, also having off road parking for multiple vehicles to the front. Viewing comes highly recommended.

The property is conveniently located near several notable areas, allowing for easy access to local amenities and attractions. With a blend of urban and natural environments in the vicinity, residents can enjoy both the peace of rural life and the conveniences of nearby towns.

GROUND FLOOR

Lounge

uPVC double glazed window to the front aspect, uPVC door to access front, feature fireplace with log burner and stairs to first floor.

Door to;

Dining Room

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

Kitchen

Appointed with range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated electric hob, electric oven and radiator.

Utility Room

Appointed with work tops and inset sink. uPVC window, plumbing in place for washing machine, radiator and boiler serving domestic hot water and oil central heating.

Door to access rear garden.

W.C.

Comprising of a low level WC and wall mounted sink. uPVC window to side aspect, tiled splash back and radiator.

FIRST FLOOR

Landing

uPVC window to rear aspect.

Doors to;

Bedroom One

Dual uPVC double glazed windows to front aspect and radiator.

Bedroom Two

uPVC double glazed window to rear aspect and radiator.

Bedroom Three

uPVC double glazed window to front aspect and radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over.

uPVC Frosted window and radiator.

EXTERNALLY

Gardens

Views over countryside and gated access leading to the rear of the property which has a lawn, paved patio, greenhouse, garden shed and a range of flower and shrub borders with secure panel fencing.

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)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

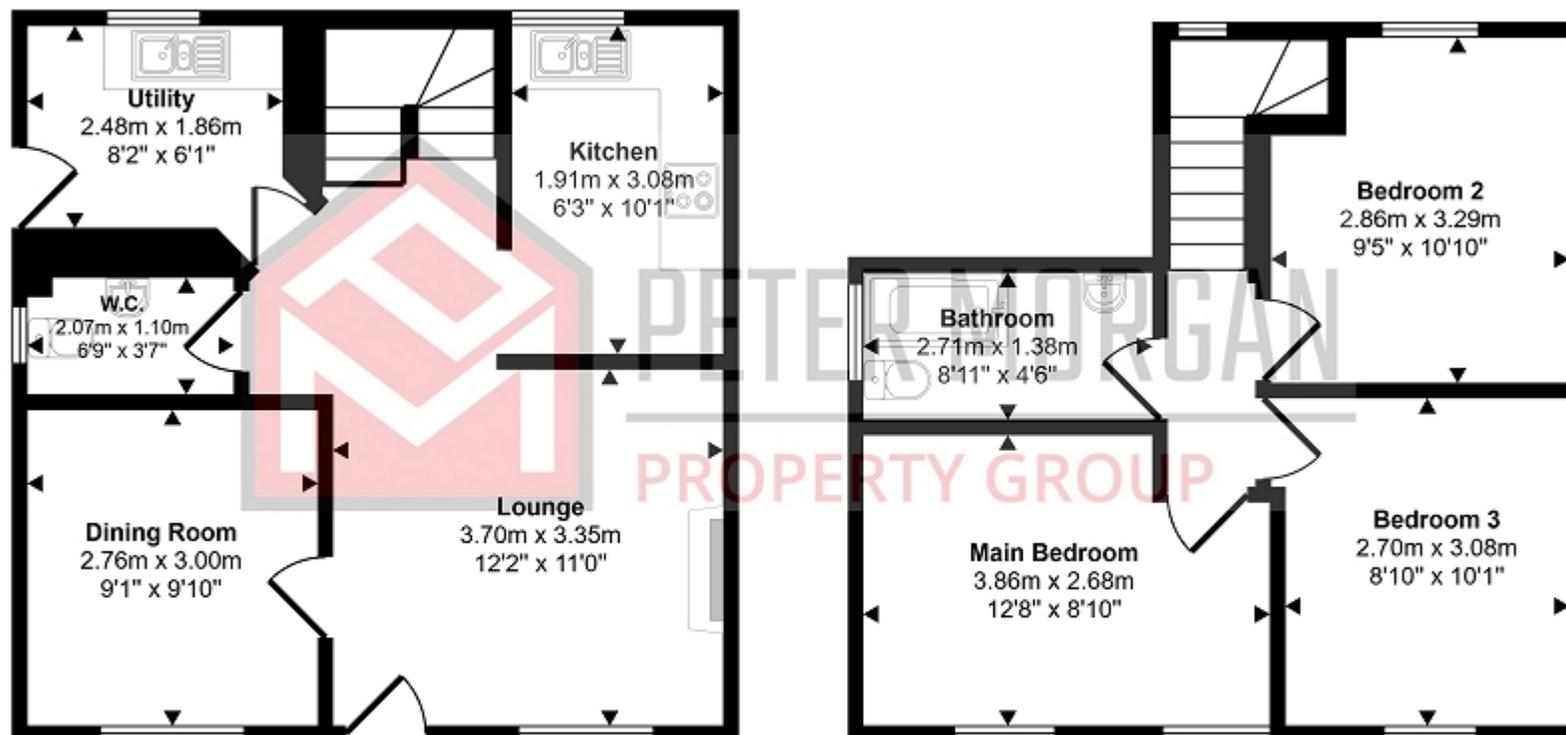
Current heating type Oil

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
81 sq m / 870 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft

First Floor
Approx 37 sq m / 403 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		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(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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