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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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 PETER MORGAN
PROPERTY GROUP

7 Glanbran Close, Birchgrove, Swansea, City And County of Swansea. SA7 9RP



PETER MORGAN

£325,000

Main Features

- Detached Bungalow
- Quiet Residential Area
- Tastefully Presented Throughout
- Freehold
- Three Bedrooms & Two Reception Rooms
- Off Road Parking & Garage
- Jack & Jill Wet Room & Shower Room
- Gas Central Heating
- EPC - C
- Need A Mortgage? We Can Help!

General Information

The property is tastefully presented throughout and set in a quiet residential area, providing a tranquil atmosphere. It boasts the convenience of off-road parking and a garage, ensuring easy access and extra storage capacity. The interior consists of two reception rooms that can be utilized for various purposes, including living areas or dining spaces. The bungalow has a Jack & Jill wet room having access to bedroom one & two, along with a separate shower room, which provides flexibility in managing personal space and convenience for family or guests.

The property is situated on a generous plot with a well-maintained garden area, accessible from both the front and rear, allowing plenty of outdoor space for activities or relaxation. The driveway is designed for off-road parking, and there's a pathway leading to the garage, enhancing property accessibility and functionality.

Conveniently located, the property is within proximity to local amenities such as Birchgrove Primary School, Birchgrove Comprehensive School, CK's Supermarket, Costa Coffee, whilst also having easy access to the M4 corridor.

GROUND FLOOR

Hallway

Laminate flooring, radiator, storage cupboard and access to loft above via pull down ladder.

Lounge

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

Shower Room

Comprising of a low level WC, wash hand basin and shower cubicle. Fully tiled walls and floor, towel radiator and extractor fan.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset composite sink with mixer tap. uPVC double glazed window to rear aspect, integrated fridge freezer, gas hob, cooker hood, integrated oven, integrated dishwasher, plumbing in place for washing machine, tiled flooring, radiator, radiator, inset ceiling spotlights, uPVC door and uPVC French doors to access rear garden.

Reception Room

uPVC double glazed window to side aspect, laminate flooring and radiator.

Garage

Plumbing in place for washing machine, space for fridge freezer and wall mounted combi boiler serving domestic hot water and gas central heating.

Bedroom Three

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

Bedroom Two

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

Jack And Jill Shower Room

Comprising of a low level WC, walk in shower, wall mounted wash hand basin and panelled bath. uPVC Frosted double glazed window to side aspect, radiator, part tiled walls and storage cupboard.

Bedroom One

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

EXTERNALLY

Gardens

Driveway offering off road parking access to garage.

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

Current council tax banding

D

Current heating type

Combi

Tenure (To be confirmed)

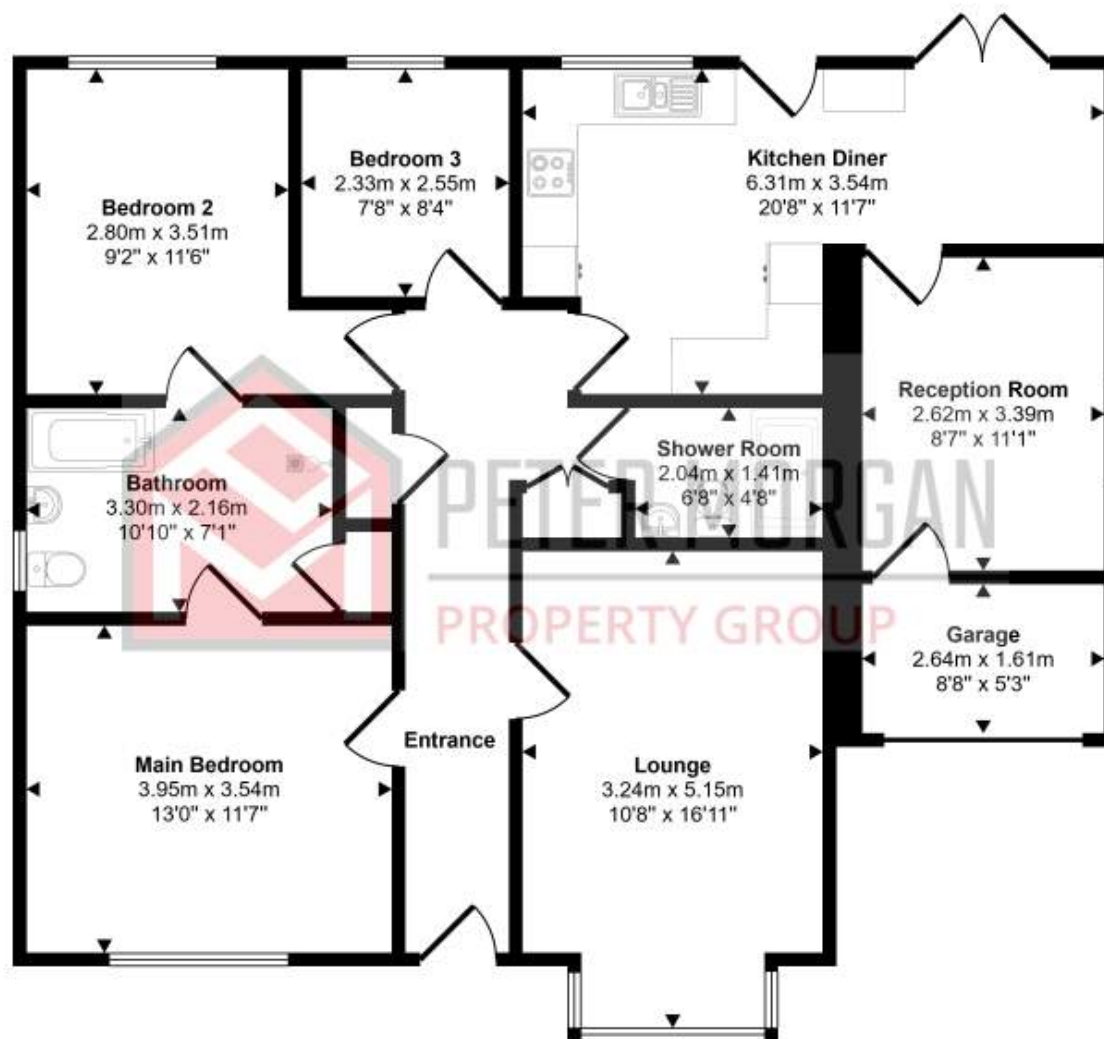
Freehold








Approx Gross Internal Area
106 sq m / 1142 sq ft



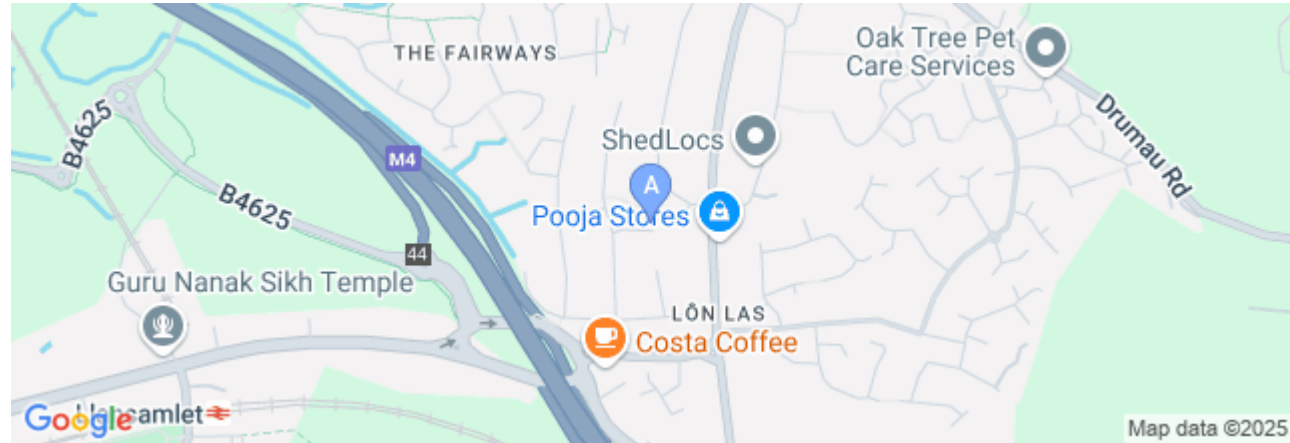
Floorplan

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		89
(69-80) C	78	
(55-68) D		
(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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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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