



2021
WALES
SALES
GOLD WINNER
Peter Morgan Sales
Lettings & Financial

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PETER MORGAN

9 Eileen Road, Llansamlet, Swansea, City And County of Swansea. SA7 9TR

£230,000

Main Features

- No Onwards Chain!
- Detached Bungalow
- Freehold
- Quiet Residential Area
- Off Road Parking & Detached Garage
- EPC - TBC
- Three Bedrooms
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

This spacious detached bungalow features three well-proportioned bedrooms and a bathroom. It offers a single reception room, providing a comfortable living space. The property is set within a quiet residential area, ensuring a peaceful environment for residents.

The bungalow is set on a sizable plot with a well-maintained front lawn and hedges, there is off-road parking available, alongside a detached garage for additional storage or vehicle accommodation. The rear garden features a substantial outdoor area, offering ample space for gardening or recreational activities. It's enclosed by hedges ensuring privacy while providing a serene outdoor setting. This space can be transformed according to personal preferences, making it a versatile area for relaxation or entertaining guests.

Set in a convenient location close to Llansamlet retails park offering a variety of shops, restaurants and many other local amenities such as Talcopa Primary School and Primrose Park, whilst also having easy access to the M4 corridor.

GROUND FLOOR

Hallway

uPVC door & window to side, radiator, fitted carpet, loft access hatch and doors to:

Kitchen

Window to side, radiator, tiled flooring, fitted with a range of wall & base units with work preparation surfaces over, stainless steel sink & drainer unit with mixer tap, oven with ceramic hob & cooker hood over, space for dining table & chairs, fitted storage cupboard and access to;

Utility Room

uPVC door to side , window to rear, radiator, tiled flooring, fitted with range of base units with work preparation surfaces over, stainless steel sink & drainer unit, plumbing for washing machine, wall-mounted combi boiler and space for fridge / freezer.

Lounge

uPVC doors & window to rear, radiator, wood-effect laminate flooring and electric fireplace..

Bedroom Three

Window to side, radiator and fitted carpet.

Bedroom One

Window to front, radiator, fitted carpet and range of fitted wardrobes.

Bedroom Two

Window to front, radiator and fitted carpet .

Shower Room

Three frosted windows to side, radiator, tiled flooring, spotlights, low level WC, pedestal wash basin and double shower.

EXTERNALLY

Gardens

Enclosed rear garden with patio area, side access gate, steps up to lawned area with a range of mature shrubs, trees and bushes .

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)

General Information

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

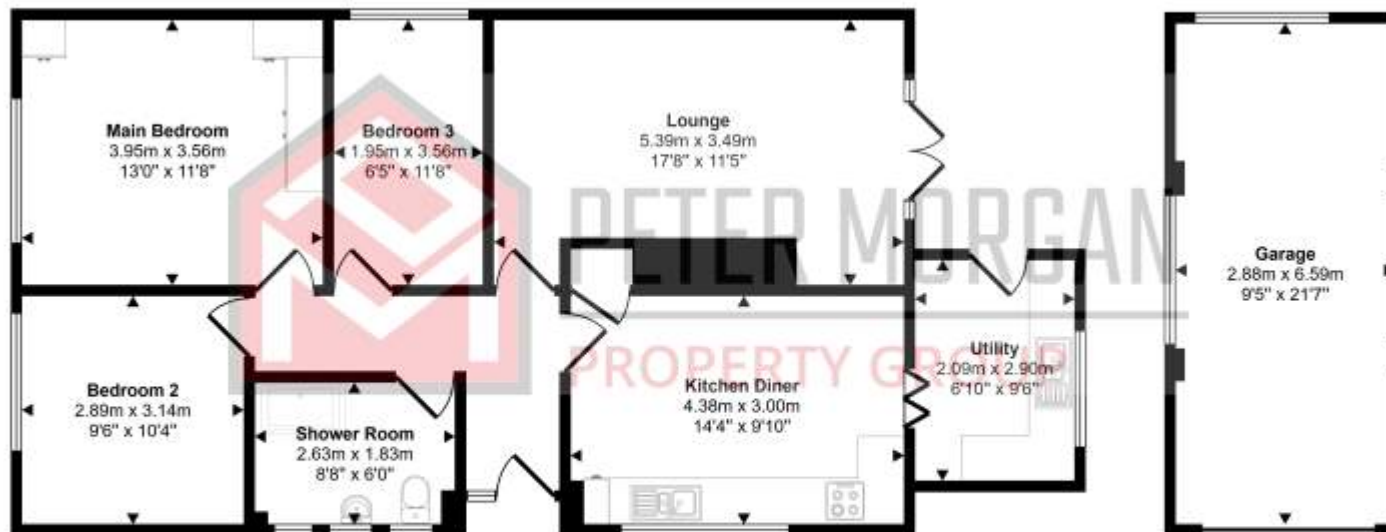
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
103 sq m / 1111 sq ft



Floorplan
Approx 84 sq m / 906 sq ft

Garage
Approx 19 sq m / 204 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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.

<div>Neath</div> <div>Hub</div> <div>npt@petermorgan.net 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>Hub</div> <div>talbotgreen@petermorgan.net lettingstg@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Carmarthen</div> <div>Hub</div> <div>carmarthen@petermorgan.net lettingscm@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>	<div>Cardiff</div> <div>Hub</div> <div>cardiff@petermorgan.net lettingscd@petermorgan.net</div> <div>144 Crwys Road, Cathays Cardiff CF24 4NP</div>
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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.

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

