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15 Plas Road, Pontardawe, Swansea, City And County of Swansea. SA8 3HD

£400,000

Main Features

- Three Bedroom Detached House
- Driveway Providing Off-Road Parking For Several Vehicles & Access To Garage
- Generously-Sized Plot With Development Potential (stpp)
- Extended To The Rear
- Character Features Throughout
- Freehold
- Gas Central Heating
- EPC - TBC / Council Tax Band - D
- Need A Mortgage? We Can Help!

General Information

Nestled on the sought-after Plas Road in Rhos, this delightful 3-bedroom detached house offers a perfect blend of character, space, and opportunity. The property is set on a generously sized plot, providing ample outdoor space with exciting potential for future development or extension (subject to planning approval). Inside, the home boasts a warm and inviting atmosphere, with traditional features throughout, including original woodwork, large windows, and a spacious layout. The living areas are light-filled and offer a comfortable environment for family living, while the three well-proportioned bedrooms provide space for relaxation and rest. The large plot provides a fantastic garden area, perfect for outdoor activities, gardening, or creating a private haven. With development potential, there is ample scope to enhance the property further or create something truly unique. Whether you are looking to modernize, extend, or explore planning opportunities, this home offers a rare chance to make your mark in a desirable location. Ideally located close to local amenities, schools, and transport links, this property provides convenience as well as potential. Whether you're looking for a family home with future possibilities or a project to make your own, this charming house on Plas Road offers endless potential.

GROUND FLOOR

Entrance Porch

uPVC door to side , windows to front & rear, tiled flooring and door to;

Living Room / Kitchen

Windows to front & side, two radiators, fitted carpet, staircase to first floor, alcove with fitted shelving, archway to ;

Study

Window to side, radiator, fitted carpet and double doors to;

Dining Room

Double patio doors to front, radiator, fitted carpet and space for dining table and chairs.

Kitchen

Windows to rear & side, radiator, wood-effect laminate flooring, fitted with a range of wall & base units with work preparation surfaces over & tiled splashbacks, stainless steel sink & drainer unit with mixer tap, integrated dishwasher, storage cupboard housing boiler, 5-ring gas hob with cooker hood over, built-in double oven, spotlights, space for dining table & chairs, built-in larder cupboard with tiled flooring, plumbing for washing machine and a loft access hatch and door to;

Reception Hall

uPVC door to side, tiled flooring and doors to:

Shower Room

Fully tiled, heated towel rail, WC, corner shower cubicle, spotlights and extractor fan.

FIRST FLOOR

Landing

Fitted carpet and doors to:

Bedroom One

Window to side, radiator, fitted carpet and fitted wardrobes.

Bedroom Two

Window to side, radiator, fitted carpet, fitted wardrobes and loft access hatch with pulldown ladder.

Bedroom Three

Window to front, radiator and fitted carpet.

Family Bathroom

Frosted window to rear, heated towel rail, fully tiled, WC, pedestal wash basin, bathtub and storage cupboard housing water tank.

EXTERNALLY

Gardens

Driveway offering off road parking and access to detached garage.
Landscaped laid to lawn gardens with garden sheds and green house.

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)

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 F

Current heating type Gas

Tenure (To be confirmed) Freehold



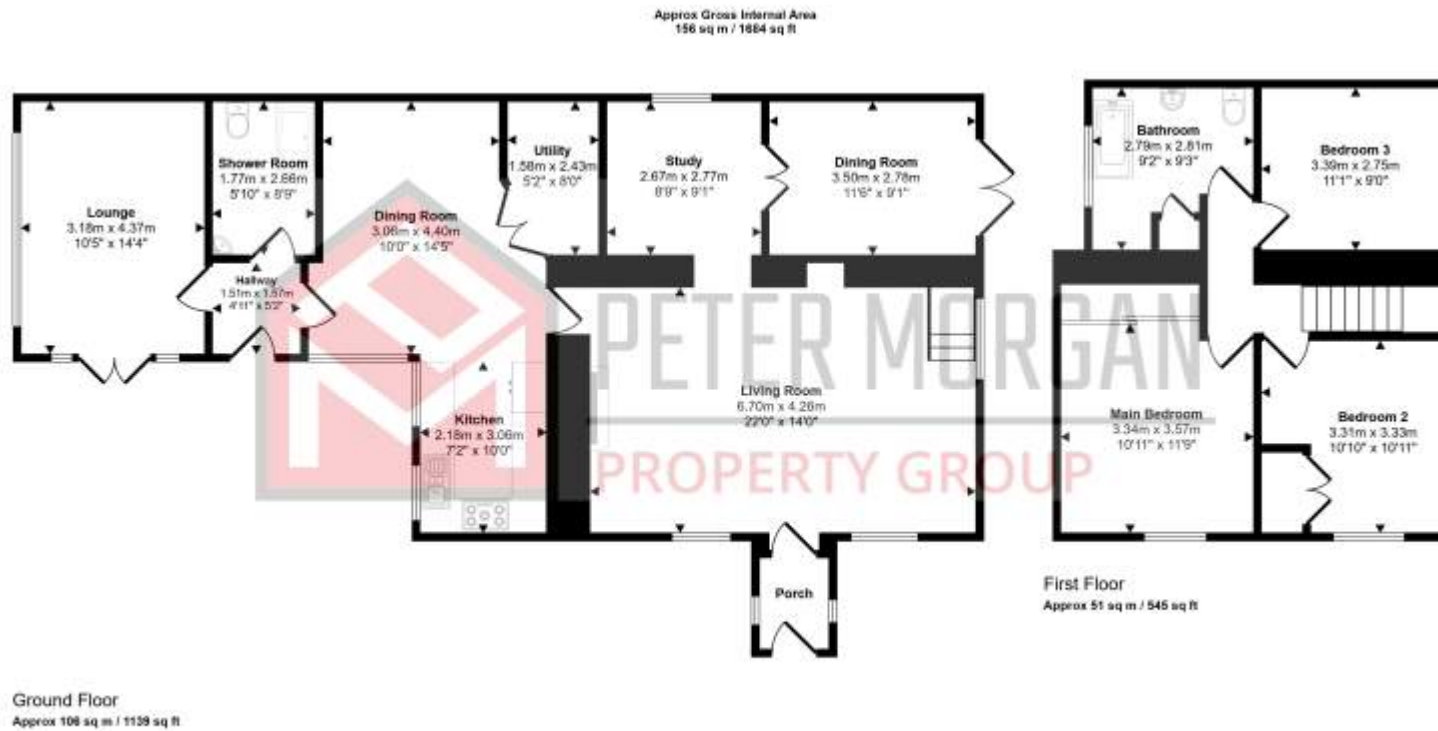







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Awaiting Image

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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. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 3D.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(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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