

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**23 Gelligron Road, Pontardawe, Swansea, West Glamorgan, SA8 4LU**



**PETER MORGAN**

**£425,000**

## Main Features

- Presented To A High Standard
- Detached Family Home
- Master Bedroom Comprising Of An En-Suite
- Ample Off Road Parking & Garage
- Freehold
- EPC - TBC
- Highly Sought After Location
- Landscaped Rear Garden
- Oil Central Heating
- Need A Mortgage? We Can Help!

## General Information

Welcome to this well presented detached family home, featuring four bedrooms and one bathroom. This property offers ample living space, comprising two reception rooms that provide a comfortable and versatile environment for family life.

The kitchen is designed with modern features and is equipped with essential appliances for contemporary living. The open-plan layout allows for easy interaction between cooking and dining areas, making it ideal for entertaining guests or spending quality time with family. There is also an inviting dining space, creating a seamless flow within the home.

Outside, the property showcases a well-maintained landscaped rear garden, perfect for outdoor gatherings or relaxation. The rear garden includes a patio area, providing a delightful space to enjoy the outdoors. Additional features include ample off-road parking and a detached garage, ensuring convenience for multiple vehicles.

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 stair lift & storage space under and doors to;

### Study

Windows to front & side, radiator, wood-effect laminate flooring and decorative fireplace.

### Lounge

uPVC window to side aspect, radiator, wood-effect laminate flooring and multi-fuel burner,  
Through to;

### Kitchen

Appointed with a range of matching wall and base units with work tops over and Belfast sink with stainless steel mixer tap. uPVC window to side aspect, space for fridge freezer, integrated oven, ceramic hob with hood over, integrated dishwasher, breakfast bar with storage and integrated microwave, kitchen island with integrated microwave and storage, inset ceiling spotlights, two radiators, wood-effect laminate flooring and two sets of French doors to access the rear garden.

Door to;

### Utility Room

Wall and base units with inset stainless steel sink and drainer unit. uPVC window to side aspect, tiled flooring, plumbing in place for washing machine and space for tumble dryer.

]Door to;

## W.C.

Comprising of a low level WC and pedestal wash hand basin. Frosted window to side aspect, heated towel rail and tiled flooring.

## FIRST FLOOR

### Landing

Window to front, two radiators, carpeted flooring and access to loft above via pull down ladder.

Doors to;

### Master Bedroom

uPVC window to rear aspect, radiator, wood-effect laminate flooring, range of fitted wardrobes and access to;

### En Suite

Frosted window to rear, fully tiled with non slip floor tiling, vertical radiator, spotlights, w.c, pedestal wash basin, walk in shower and shaver point.

### Bedroom Two

Two windows to side aspect, radiator and carpeted flooring.

### Bedroom Three

Window to front & side aspect, radiator and carpeted flooring.

### Bedroom Four

Window to side aspect, two radiators and wood-effect laminate flooring.

### Family Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath and corner shower cubicle. Frosted window to side aspect, tiled flooring, part tiled walls, heated towel rail, shaver point and inset ceiling spotlights.

## EXTERNALLY

### Gardens

Ample off road parking to front with access to garage and rear garden. A rear garden laid to lawn with additional patio area and matured shrubs and trees.

### 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 [pmfinancial@petermorgan.net](mailto:pmfinancial@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 (Services not tested)

**Current council tax banding** E

**Current heating type** Oil

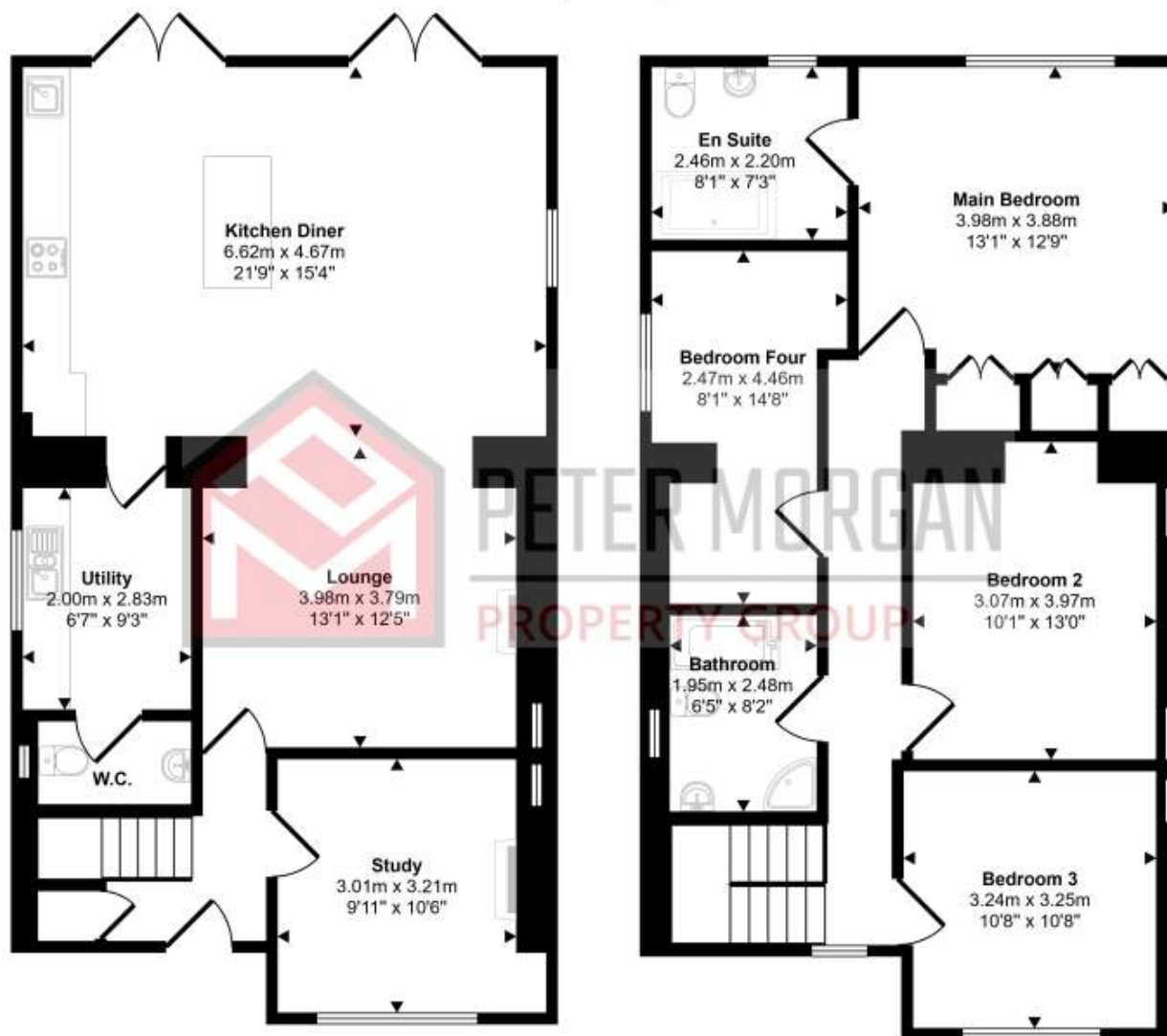
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
153 sq m / 1651 sq ft




Ground Floor  
Approx 76 sq m / 820 sq ft

First Floor  
Approx 77 sq m / 831 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.

# 23 Gelligron Road, Pontardawe, Swansea, West Glamorgan, SA8 4LU

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN



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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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