



ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

69 Alltiago Road, Pontarddulais, Swansea, Swansea, SA4 8HU

£295,000

Main Features

- NO ONWARDS CHAIN
- Detached Family Home
- Farm House Style Kitchen With Solid Wood Worktops
- Five Bedrooms & Two Reception Rooms
- Family Bathroom, En-Suite & Cloak Room
- Freehold
- Wrap Around Garden With Storage Sheds & Garage
- EPC - E / Council Tax Band - D
- Village Location
- Need A Mortgage? We Can Help!

General Information

Set in a village location, this detached five-bedroom home, offers the perfect blend of character and comfort, ideal for family living. Featuring a farmhouse-style kitchen at the heart of the home, this property also includes a bright and airy bathroom, a convenient cloakroom and a luxurious en suite to the master bedroom. Two reception rooms complemented by a wrap-around garden, perfect for outdoor entertaining, with a raised decking area to the rear – ideal for summer dining or relaxing evenings. This property is ideal for growing families.

Located close to many amenities, such as local shops, Coed Bach Park, Pontarddulais Rugby club, Pontarddulais Primary School, local restaurants and easy access to A48.

Please note that the property has had a brand new roof which has 5 year guarantee, also benefitting from brand new radiators throughout the property and brand new integrated washing machine and dishwasher in the kitchen.

GROUND FLOOR

Entrance Porch

Tiled flooring.
Door to;

Entrance Hallway

Carpeted flooring, radiator, original coving and carpeted stairs to first floor.
Doors to;

Lounge

uPVC double glazed window to front aspect, radiator and feature fireplace.

Dining Room

uPVC double glazed window to front aspect, radiator and feature fireplace.

Kitchen

Farm house kitchen appointed with a range of matching wall and base units with solid wood work tops over and inset Belfast sink with mixer tap. uPVC double glazed window to side aspect, space for cooker, space for fridge/freezer, integrated washing machine and dishwasher, built in storage, exposed feature stone walls, inset ceiling spotlights, radiator, skylight wooden flooring and uPVC French windows to rear aspect.

Door to;

Bathroom

Comprising of a low level WC, unit with his and hers wash hand basins with mixer taps, corner shower cubicle and free standing bath. uPVC double glazed window to side aspect, part tiled walls, tiled flooring, inset ceiling spotlights and door to access under stairs storage are with double glazed window.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect, carpeted flooring, radiator and access to loft above.

Main Bedroom

uPVC double glazed window to side aspect, radiator and carpeted flooring. Door to;

En Suite

Comprising of a low level WC, vanity wash hand basin and shower cubicle with two chrome shower heads. Tiled flooring and part tiled walls.

Bedroom Two

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

Cloakroom

Comprising of a low level WC and vanity wash hand basin. Part tiled walls.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

uPVC double glazed window to side and rear aspect, carpeted flooring, radiator and built in storage cupboard housing combi boiler serving domestic hot water and gas central heating.

EXTERNALLY

Garden

Wrap around garden laid to lawn with decorative stone foot path, mature shrubs along the boundaries, decking area to the rear, two garden sheds and 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)

Viewings

Strictly By Appointment Only

Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

Current council tax banding

D

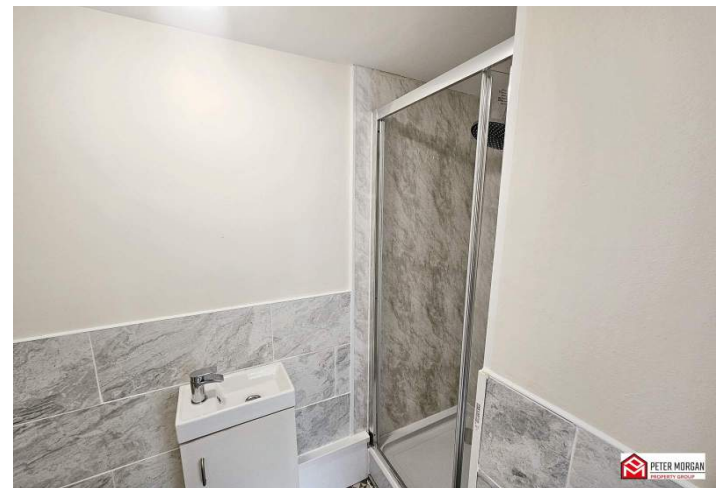
Current heating type

Gas


Tenure (To be confirmed)

Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	48	
(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.

Neath Hub

sales@petermorgan.net
lettings@petermorgan.net

33-35 Windsor Road,
West Glamorgan
SA11 1NB

Neath

Financial Services
team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

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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

