

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



343 Heol Las Close, Birchgrove, City And County of Swansea. SA7 9DP



**£160,000**

## Main Features

- Three Bedroomed Cottage
- Quiet Village Location
- Easy Access To The M4 Corridor
- Enclosed Rear Garden
- EPC - D
- Freehold
- Gas Central Heating
- uPVC Double Glazed Windows
- Underfloor Heating To The Bathroom
- Need A Mortgage? We Can Help!

## General Information

This charming three bedroomed, cottage located in a quiet village, Birchgrove, within easy access to the M4 corridor. Internally the property benefits from a lounge, kitchen, a bathroom with under floor heating to the ground floor and three bedrooms to the first floor, also benefitting from off road parking to the front and an enclosed rear garden.

Located close to many local amenities such as The Bridgend Inn, Birchgrove RFC, Mountain walks, Heol Las Play Park, Birchgrove Comprehensive School and within a short drive to the popular village Skewen and Llansamlet.

## GROUND FLOOR

### Hallway

Doors to;

### Lounge

uPVC double glazed window to the front aspect, carpeted flooring and a feature fire place with electric fire.

### Kitchen

Appointed with matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, space for a free standing cooker, space for a fridge freezer, plumbing in place for a washing machine, radiator, part tiled walls, tiled flooring and access to the rear hallway.

### Rear Hallway

Door to access the rear garden and tiled flooring.

Door to;

### Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with mixer tap. uPVC frosted double glazed windows to the side and rear aspect, tiled flooring, tiled walls, underfloor heating and RGB sensory lighting.

## FIRST FLOOR

### Landing

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

Doors to;

### Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and a cupboard housing a gas boiler serving domestic hot water and gas central heating.

### Bedroom One

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

### Bedroom Three

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

## EXTERNALLY

### Gardens

Front driveway offering ample off road parking with gravel and path leading to the property.

An enclosed rear garden with patio slabs, laid to lawn area and matured shrubs.

### 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### Council Tax Band

Band - B  
£1,085 - Annually

### Viewings

Strictly By Appointment Only

### Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

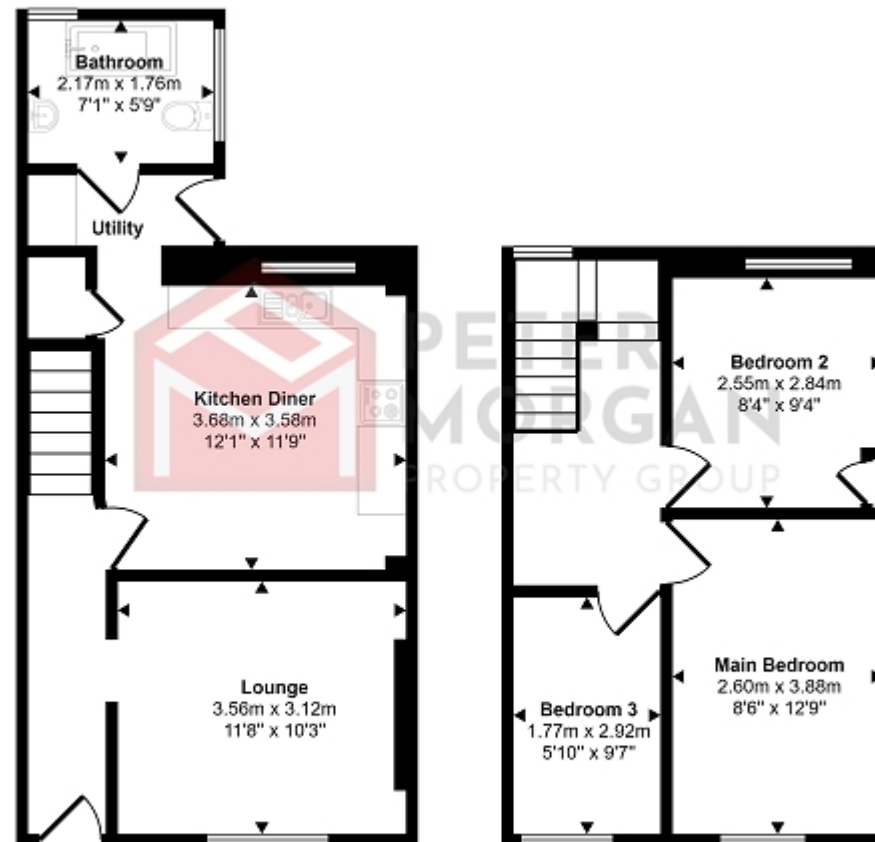
**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold




Approx Gross Internal Area  
72 sq m / 773 sq ft



Ground Floor  
Approx 39 sq m / 425 sq ft

First Floor  
Approx 32 sq m / 348 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(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.

Neath Port Talbot  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



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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Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

