

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



11 Waun Road, Loughor, Swansea, City And County of Swansea. SA4 6QP



PETER MORGAN

Offers In Region Of £250,000

Main Features

- Three Bedroomed Semi-Detached Property
- Popular Loughor Location
- Freehold
- EPC - E
- Off Road Parking
- Enclosed Rear Garden
- Council Tax Band - D
- Ideal Family Home
- Three Reception Rooms
- Need A Mortgage? We Can Help!

General Information

This three-bedroom semi-detached house, built in 1873 features a modern design with a stone facade, offering versatile layout throughout ideal for family living. The property boasts three reception rooms, providing ample space for relaxation and entertainment, kitchen to ground floor, three well-sized bedrooms, bathroom and separate WC to the first floor. This property adheres to a freehold status and is equipped with gas heating along with double-glazed windows for energy efficiency.

The enclosed rear garden provides an area for outdoor activities and gardening, with space for vegetation and recreational features. Surrounding the property, the outdoor area is ideal for creating a relaxing environment or a play area for children. Potential buyers will appreciate the privacy and versatility that the garden offers.

Convenient for local shops, public transport routes, approx 1 miles of Loughor Town Centre, approx 7 miles from Swansea City Centre and approx 5 miles of Junction 47 of the M4.

GROUND FLOOR

Hallway

uPVC door, electric box, wood-effect laminate flooring and stairs leading to first floor.

Dining Room

uPVC double glazed window, original feature stone wall, under stairs storage, wood effect laminate flooring and radiator.

Sitting Room

uPVC double glazed window, original 1873 wood ceiling beams with textured ceiling, featured fireplace with electric fire, solid wood fire surround, carpeted flooring, radiator.

Lounge

Dual uPVC double glazed window, carpeted flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with laminate work tops over and inset acrylic white sink with mixer tap. Dual uPVC double glazed window, plumbing in place for a washing machine, space for dishwasher, standalone cooker/oven, tiled walls, vinyl flooring and radiator.

FIRST FLOOR

Landing

Carpeted flooring, radiator and access to loft above.

Bedroom One

Dual uPVC double glazed window, fitted wardrobes, wood-effect vinyl flooring and radiator.

Bedroom Two

uPVC double glazed window and door, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window, feature papered wall, carpeted flooring and radiator.

Bathroom

Comprising of a pedestal wash hand basin, enclosed shower with electric shower and bath. uPVC double glazed window, tiled walls, vinyl flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

W.C.

Comprising of a low level WC and vanity style wash hand basin. Wooden frosted window over looking area and tiled walls.

EXTERNALLY

Gardens

Enclosed rear garden with gated side access and a further drive with gates, concrete courtyard leading to top tier grass/lawn area.

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 D

Current heating type Combi

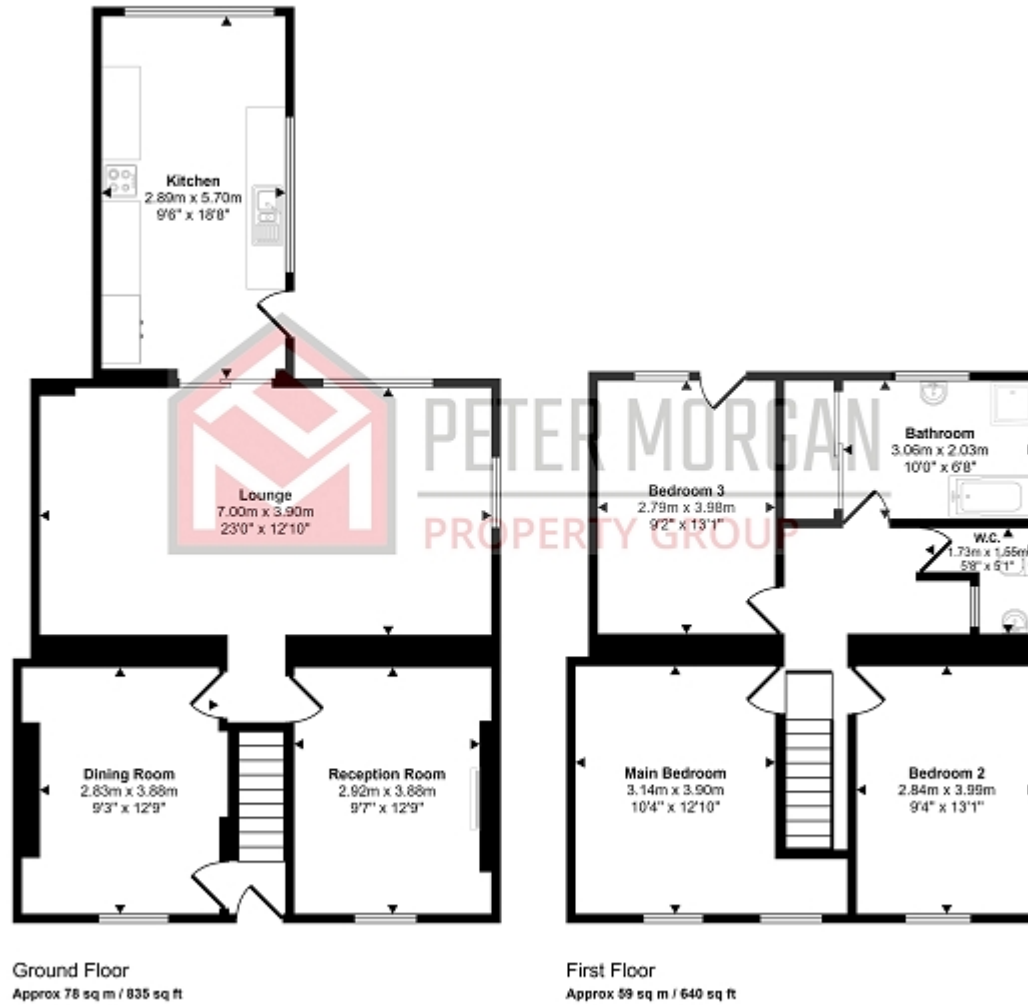
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
137 sq m / 1475 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.

11 Waun Road, Loughor, Swansea, City And County of Swansea. SA4 6QP

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	43	
(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 Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

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

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

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

Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

