



Heol Pantglas, Bryncoch,
Neath, Neath Port Talbot, SA10 7UE.

Offers in the Region Of £179,999

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please call us verbally. Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom semi detached family home in the sought after village location of Bryncoch. In our opinion early viewing is highly recommend to appreciate the standard of finish and the pleasant location. Vacant Possession with No Onward Chain. Within walking distance of the local primary school at Bryncoch Church in Wales, Dyffryn Arms and a Co-Op on Main Road. Good road access to the adjoining locations of Neath and into Pontardawe. The home has the benefit of road parking to the front of the home, neutral colour scheme throughout, modern fitted kitchen, well appointed family bathroom, en-suite shower room to the master bedroom. Enclosed rear garden with an outbuilding. The accommodation consists to the ground floor of an entrance hall, lounge, dining room, modern fitted kitchen, rear lobby, downstairs family bathroom. To the first floor there are three bedrooms and an en-suite shower room to the master bedroom. Externally there are front and rear gardens.

Entrance

via pvc door into the hall.

Hall

Radiator, tiled floor, plain plastered ceiling, staircase to the first floor. Door into the lounge.

Lounge

11' 5" x 13' 2" (3.48m x 4.01m)

Double glazed window to the front aspect, radiator, laminated flooring. Storage cupboard with double glazed window to the side elevation. Open to the dining room.

Dining Room

10' 8" x 9' 9" (3.25m x 2.97m)

Plain plastered ceiling with coving, laminated flooring. Double glazed french doors opening into the rear garden. Open to the kitchen. Door into the rear lobby area.

Kitchen

9' 4" x 6' 5" (2.84m x 1.95m)

Double glazed window to the rear aspect, plain plastered ceiling with coving and integrated spot

lights. Tiled floor. Brick effect tiled splashbacks. Space for a fridge/freezer. A range of fitted wall and base units inset sink unit, electric hob, oven and an extractor fan.

Rear Lobby Area

Frosted pvc door to the side aspect, door into the family bathroom. Storage area.

Downstairs Family Bathroom

6' 0" x 5' 2" (1.83m x 1.57m)

Frosted double glazed window, radiator, plain plastered ceiling with spotlights. A well appointed bathroom suite which includes toilet, panelled bath with attached shower, sink unit.

First Floor Landing

Double glazed window to the side aspect, radiator, plain plastered ceiling with spotlights.

Bedroom One

10' 1" x 10' 10" (3.07m x 3.30m)

Double glazed window to the front aspect, textured ceiling, radiator. Door into the en-suite shower room.



En-suite Shower Room

5' 0" x 5' 10" (1.52m x 1.78m)

Frosted double glazed window to the side aspect, tiled floor. Plain plastered ceiling with integrated spotlights. Chrome towel rail. A suite consists of push button toilet, vanity unit inset sink unit, shower cubicle.

Bedroom Two

11' 4" x 8' 3" (3.45m x 2.51m)

Double glazed window to the rear aspect, textured ceiling, radiator, cupboard.

Bedroom Three

8' 8" x 6' 10" (2.64m x 2.08m)

Double glazed window to the rear aspect, radiator, plain plastered ceiling with coving.

Garden

To the front there is off road parking with a side gate giving access to the side of the home. To the rear there is a gravel area with a step down to the area laid to lawn.



Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - B

Energy Performance Certificate

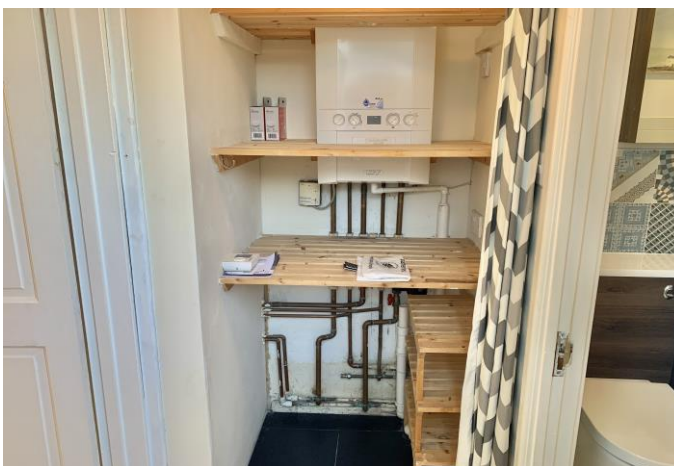
Current - 63 - D Potential - 85 - B Total Floor Area 72 square metres Certificate Number - 8708 - 9421 - 5029 - 9927 - 9213 Valid until 21st February 2029 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

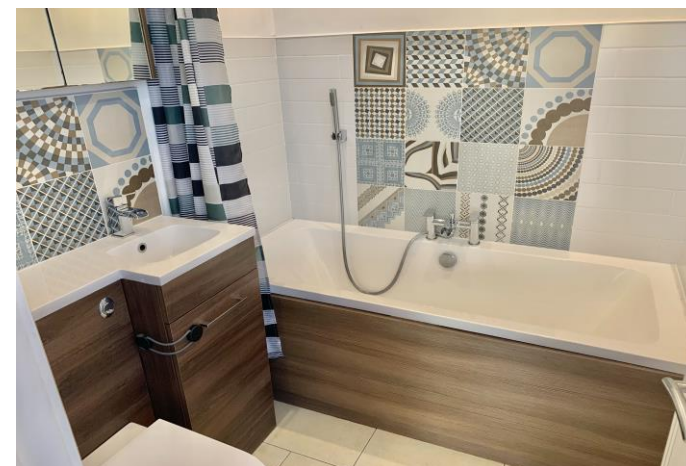
Please contact ourselves to arranging a viewing of the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential

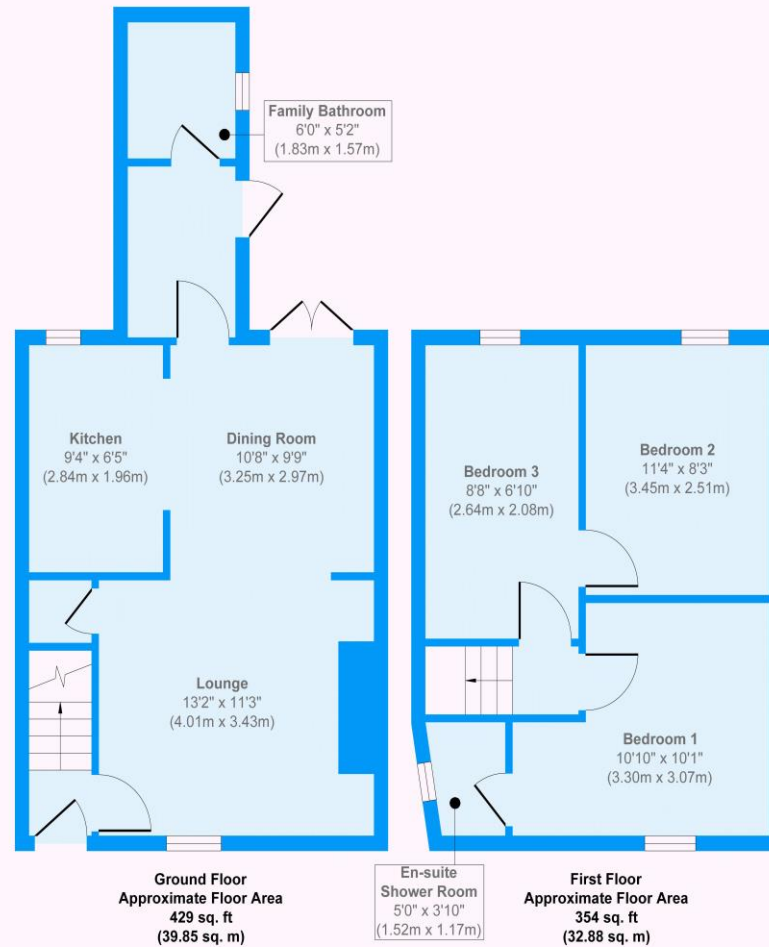


Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. 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 professional work without consent from the NCIS. 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.





Heol Pantglas, Bryncoch, SA10 7UE



Approx. Gross Internal Floor Area 783 sq. ft / 72.73 sq. m
Produced by Elements Property

Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk