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herbert r thomas

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143 Main Road  
Bryncoch,  
Neath,  
SA10 7TR



# Laburnum Cottage

Asking price £475,000

Positioned centrally within the well regarded and sought after village of Bryncoch, this is beautifully presented and significantly extended five bedroom detached family home, offering an impressive sized landscape garden with separate allotment area.

Significantly extended and beautifully presented detached family home.

Situated in the sought after and peaceful village of Bryncoch, Neath.

The original cottage accommodation dates back to the mid 1800's.

Offering a harmonious blend of country cottage charm and modern, spacious bedrooms.

Two reception rooms with scope for further extension (subject to obtaining approved planning).

Five bedrooms, Master with private en-suite shower room.

Immaculate level landscaped garden to the rear with an additional side allotment garden.

Driveway off road parking plus a sizeable integral garage.









A rare opportunity to acquire this significantly extended period detached family home, beautifully combining the character of an original 1800s stone cottage with the comfort and versatility of a generous side and rear extension.

Set in the heart of the sought-after village of Bryncoch, this unique property offers flexible and spacious accommodation, ideal for a large or growing family. The home retains much of its original charm while offering modern-day practicality, with two reception rooms, a light and airy kitchen/dining room, well-proportioned bedrooms and an expansive layout that can adapt to a range of lifestyles.

Perfectly positioned just a short stroll from local amenities and highly regarded primary schools, the property also benefits from easy access to scenic countryside walks, with the picturesque Dyffryn Woods nearby — ideal for those who enjoy outdoor living.

Internally, the property features a light and welcoming entrance hallway, leading to a generously sized main reception room — perfect for family gatherings or relaxed evenings in. The modern fitted kitchen offers ample space for dining and seamlessly connects to a solid roof garden room, creating a bright and sociable space ideal for everyday living and entertaining. Additional benefits include a separate utility room, a convenient ground floor cloakroom, and internal access to the integral garage, enhancing practicality throughout.

To the first floor, the accommodation offers five well-proportioned bedrooms, including a spacious Master suite complete with its own private en-suite shower room. A contemporary family bathroom serves the remaining bedrooms. All rooms have been tastefully decorated in neutral tones, creating a cohesive and inviting atmosphere throughout. The property further benefits from full UPVC double glazing and gas central heating, ensuring comfort and energy efficiency year-round.

## Full accommodation;

**Entrance hallway** - entered via a modern UPVC and glazed panel door with window to the side elevation, fitted carpet flooring throughout, staircase giving access to the first floor accommodation and doorways leading to the front reception room and kitchen/diner.

**Lounge** - offering a continuation of the fitted carpet flooring, features sash windows to the front and side elevations and benefits from a feature wood burning stove with an ornate wooden mantle over.

**Kitchen/Diner** - the kitchen is fitted with a matching range of contemporary base and wall mounted units with a complimenting worksurface over. It offers a 'Blanco' sink unit positioned below a large window to the rear, is fitted with an integrated dishwasher and provides space for an America style fridge/freezer. The floor is laid to wood effect vinyl flooring and the units are finished with splashback tiling.

**Dining area** - has a continuation of the wood effect vinyl flooring and features a sash window to the side. A double door to the rear gives access through to the garden room/conservatory.

**Garden room/conservatory** - offering windows to all sides with views of the garden, fitted carpet flooring, plumbed heating and a solid roof.

**Utility room** - separate room located to the rear of the property beyond the garage, fitted with a matching range of base and wall mounted units and a fitted worksurface over. Offering space for two appliances, a window to the rear and houses the modern gas boiler.

**Integral garage** - offering a solid concrete floor, shelving for storage, power supply, electric shutter garage door and a window to the rear. Please note the garage does narrow towards the rear area.

**Landing** - offering fitted carpet flooring throughout, window to the front elevation and provides access to the attic area. Solid wood doorways off the landing give access to all five bedrooms and the shared family bathroom.

**Bedroom One** - located to the rear of the property within the modern extension, benefitting from windows to both the side and rear elevations, fitted carpet flooring and a doorway giving access to the private en-suite shower room.

**En-suite** - fitted with contemporary white three piece suite comprising; low level WC, pedestal wash hand basin and a double shower cubicle with rainfall shower head attachment. The room benefits from an obscure glazed window to the side, half height wall panelling, ornate radiator with towel rail and tiled flooring.

**Bedroom Two** - located to the front of the property within the original stone cottage and offering original wooden exposed ceiling beams, two sash style windows to the front, fitted wardrobe storage and carpet flooring.

**Bedroom Three** - located towards the rear of the property and offers a sash style window to the side, fitted carpet flooring and fitted wardrobe storage.

**Bedroom Four** - located to the front of the property within the modern extension and offers a window to the front and fitted carpet flooring.

**Bedroom Five** - located to the side of the property within the original stone cottage and offers a sash style window to the side and fitted carpet flooring.

**Bathroom** - it has been fitted with a white four piece suite comprising; panel bath, pedestal wash hand basin, low level WC and a separate single shower cubicle. The room offers an obscure glazed window to the rear, gives access to an airing storage cupboard and has been fitted with laminate wood flooring.

Externally, the property occupies a generous and beautifully maintained plot. The rear garden offers a private and secluded retreat, mainly laid to lawn and bordered by an abundance of mature shrubs, trees, fruit trees, and vibrant flowers. Meticulously cared for by the current owners, the garden also features a charming summer house nestled at the rear — an ideal spot to unwind and enjoy the peaceful surroundings.

The outdoor space continues around to the side of the property, where a well-established working garden and allotment area provides the perfect opportunity for those with green fingers or a passion for sustainable living.



## Directions

For Satnav users SA10 7TR

## Tenure

Freehold

## Services

All main services.

Council Tax Band E

EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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Energy performance certificate (EPC)

143 Main Road  
WYNNEATH  
SA10 7TR

Energy rating  
**D**

Valid until:  
13 November 2034

Certificate number:  
0785-3043-7208-8624-8206

Property type  
Detached house

Total floor area  
153 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

D

B

The graph shows this property's current and potential energy rating.

Properties get a rating from **A (best)** to **G (worst)** and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

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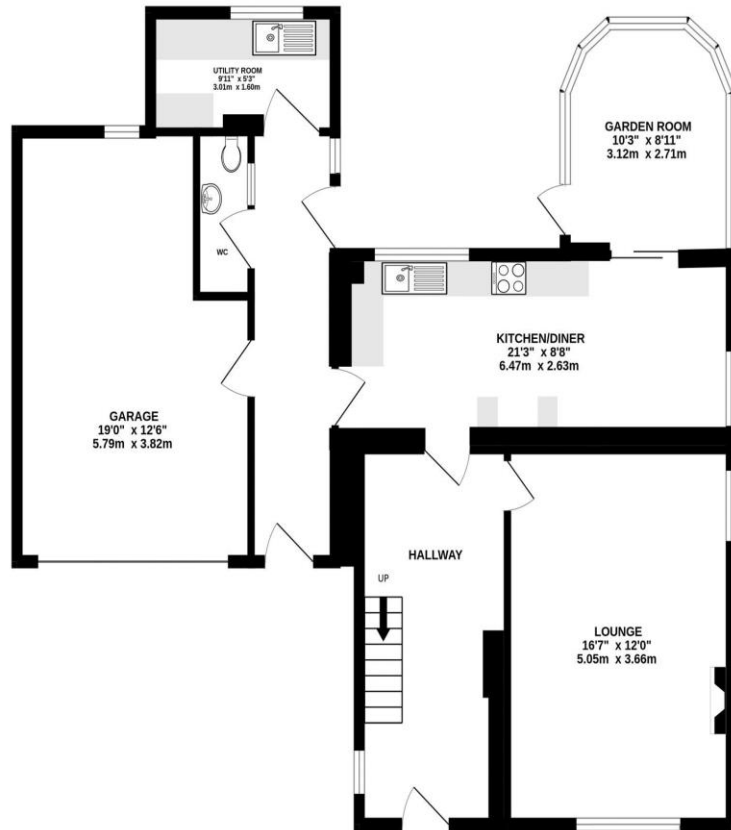


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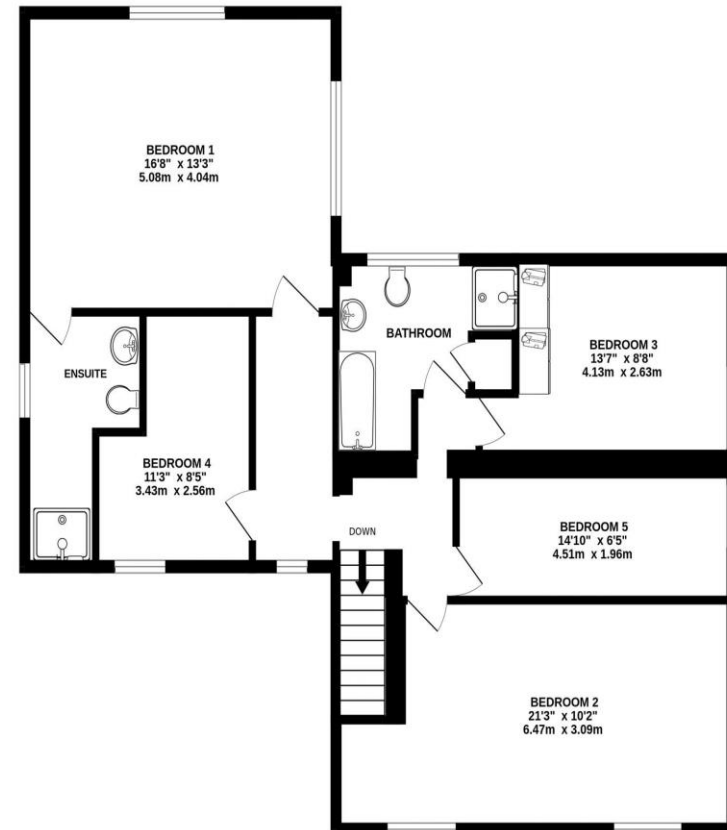




GROUND FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
910 sq.ft. (84.5 sq.m.) approx.



TOTAL FLOOR AREA : 1844 sq.ft. (171.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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