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herbert r thomas

17 Greenhedges
Neath Road
Bryncoch, Neath Port
Talbot, SA10 7YH

hrt.uk.com



17 Greenhedges Neath Road

Asking price £99,950

Green Hedges Caravan Park – Cash
Buyers Only - 10% of the purchase price
is to be paid directly to the park owner.

Residential site for over
50's

Two double bedrooms
(master with en-suite)

Spacious lounge,
kitchen/diner & utility
room

Driveway for one vehicle,
storage shed, and private
garden seating areas

Cash buyers only





Located in a sought-after residential site for the over 50's, this spacious two-bedroom park home offers the perfect opportunity for those seeking a quieter lifestyle or a place to enjoy retirement. The site is conveniently close to local amenities, transport links, and just a short drive from the well-known Dyffryn Arms pub and restaurant.

Exterior

The property is approached via a concrete path with bricked steps leading to the main entrance. To the side, a large concreted driveway provides parking for one vehicle. The front garden is laid with decorative chippings, while a patio area offers space for outdoor seating. To the rear, there is a concrete shed for storage, space for a greenhouse, and a private fenced seating area, ideal for relaxation.

Living Accommodation

Entry is via UPVC French doors into the spacious living room, complete with a double-glazed bay window to the front, a further side window, fitted carpet, two radiators, and a useful storage cupboard/airing cupboard.

The kitchen/diner is fitted with matching wall and base units, stainless steel sink and drainer, and space for appliances including an integrated oven/hob and a freestanding fridge freezer. A bay window to the front and additional side window allow for plenty of natural light, with a radiator beneath. The dining area comfortably accommodates for table and chairs, and there is a handy pantry cupboard for extra storage.

A separate utility room provides additional units in the same style, housing the combination boiler, with space for a washing machine, tumble dryer, and an extra fridge freezer. The utility has a storage cupboard and an external door leading to the driveway and garden.

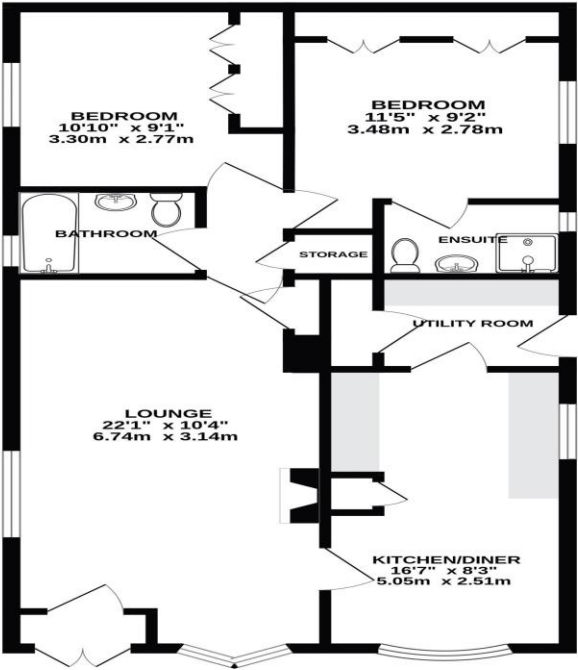
Bedrooms & Bathrooms

The inner hallway, complete with further storage cupboard, leads to:

- Bedroom One – A generous double with built-in wardrobes, matching dressing table with drawers, fitted carpet, radiator, and a window to the side. This room also benefits from an en-suite shower room with three-piece suite (shower, hand basin, WC), frosted window, radiator, and tiled-effect splashback
- Bedroom Two – Another double bedroom with fitted wardrobes, matching drawers/dressing table, carpet, radiator, and window to the rear.
- Family Bathroom – Fitted with a three-piece suite comprising panelled bath with shower attachment, hand basin, and WC. Finished with wood-effect flooring, frosted window, and radiator.

Please be aware that 10% of the purchase price is to be paid to the park owner.

GROUND FLOOR
691 sq.ft. (64.2 sq.m.) approx.





Directions

For Satnav users SA10 7YH

Tenure

Leasehold

Services

All main services

Council Tax Band B

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
17 Green Hedger Caravan Park Neath Road SA10 7YH	Energy rating D	Valid until 26 July 2035
	Property type Park home	Certificate number 2122-1210-6162-2141-1882
	Total floor area 70 square metres	

Rules on letting this property

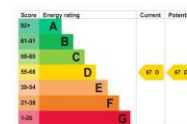
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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 50

<https://find-energy-certificates.service.gov.uk/energy-certificates/2122-1210-6162-2141-1882/neathue>

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

