



herbert r thomas

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

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17 Greenhedges, Neath Road,

Asking price **£97,000**

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 50s

Two double bedrooms (main 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.

Services

All main services
Council Tax Band B
EPC Rating D

Directions

For Satnav users SA10 7YH

Tenure

Leasehold

Viewing strictly by
appointment through
Herbert R Thomas

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hrt Est. 1926



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