

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



28 Dyffryn View, Neath, Neath Port Talbot. SA10 7TU



PETER MORGAN

Offers Over £240,000

Main Features

- Perfect Family Home
- Presented To A High Standard Throughout
- Freehold
- EPC - C
- Sought After Location
- Three Bedrooms
- Off Road Parking & Garage
- Conservatory
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Popular & sought after location, this semi detached family home, located in a desirable village, Bryncoch. Comprising of a welcoming hallway, open plan lounge and dining room, conservatory and kitchen to the ground floor and three bedrooms and modern family bathroom to the first floor, also having off road parking to the front and garage. Bryncoch is a friendly village close to many local amenities such as Blaenhonddan Primary School, The Bryncoch inn, walking distance to Neath College and Dwr-y-felin Comprehensive School, whilst also having easy access Neath Town Centre, A465 and the M4 corridor.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Enter through a uPVC door, uPVC window to the side aspect, parquet flooring, radiator, under stairs storage cupboard and stairs to the first floor.

Door to;

Lounge

uPVC double glazed window to the front aspect, parquet flooring, radiator and a gas fire.

Through to;

Dining Room

Parquet flooring, radiator, and French doors to access the conservatory.

Kitchen

A modern kitchen appointed with a range of wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to the rear aspect, space for a double free range cooker, tiled splash back, wooden flooring, inset ceiling spotlights and a vertical radiator.

Also benefitting from underfloor heating.

Conservatory

Surround uPVC double glazed windows and wooden flooring.

uPVC door to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window, carpeted flooring and an airing cupboard housing a gas combi boiler serving domestic hot water and gas central heating.

Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

Bathroom

A modern family bathroom comprising of a low level WC, free standing bath and shower cubicle. Two uPVC double glazed windows, tiled flooring, part tiled walls and inset ceiling spotlights.

Also benefitting from underfloor heating.

EXTERNALLY

Gardens

A front garden with driveway and side access to the rear garden.

A tried rear garden risen patio area boasting mountain views and steps leading to further laid to lawn garden with garden shed.

Garage

Converted to storage space , utility area with space and plum for washing machine, tumble dryer.

Plumbing for shower and low level WC.

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

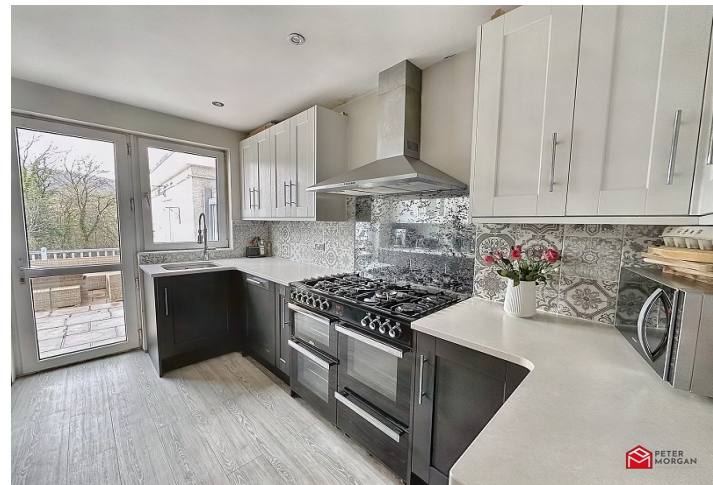
Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding D


Current heating type Gas

Tenure (To be confirmed) Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	64	
(39-54) E		
(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.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



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