

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
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Laburnum Cottage 143 Main Road, Bryncoch, Neath Port Talbot. SA10 7TR



PETER MORGAN

Offers Over £475,000

Main Features

- Sought After Location
- Extended Detached Family Home
- Five Bedrooms Master With En-Suite
- Off Road Parking & Integral Garage
- Tastefully Presented Throughout
- Gas Central Heating
- Freehold
- EPC - D / Council Tax Band - E
- New Flat Roof April 2024
- Need A Mortgage? We Can Help!

General Information

Located in the desirable village of Bryncoch, this extended 1800's cottage is perfect for a growing family having been well maintained throughout by it's current owners. The property itself comprises of a welcoming hallway, lounge with feature log burner, newly fitted kitchen, separate utility room, WC and conservatory to the ground floor, five bedrooms, En-suite and family bathroom to the first floor, also benefitting from off road parking, an integral garage and a tiered garden boasting fantastic country side views. The property was also re-rendered in 2020, extended by its current owners in 2016.

Ideally located close to the Local Primary School, Bryncoch RFC, Bryncoch Inn restaurant, the popular Dyffryn Arms, excellent transport links, woodland walks and easy access to the A465 and M4 corridor.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Double glazed window to side aspect, radiator, carpeted flooring, staircase with storage space underneath.

Door to;

Lounge

Sash windows to front and side aspect, radiator, carpeted flooring and feature log burner.

Kitchen

Appointed with a range of matching wall and base units with works tops over and 'Blanco' sink with mixer tap. Double glazed window to side aspect, integrated wine rack, 'AEG' double oven, integrated 'Smeg' dishwasher, integrated AEG induction hob with AEG cooker hood over, space for 'American style' fridge freezer, radiator, waterproof wood-effect vinyl flooring, inset ceiling spotlights and partially tiled walls.

Side Porch

uPVC door to front, patio door to rear, inset ceiling spotlights, carpeted flooring and radiator.

Door to;

Integral Garage

Powered up & over garage door, concrete flooring, and windows to side and rear aspect.

W.C.

Appointed with WC and pedestal wash hand basin. Interior window to side aspect and tiled flooring.

Utility Room

Window to rear, radiator, carpeted flooring, appointed with a with a range of wall and base units with work preparation surfaces over, stainless steel sink, plumbing in place for washing machine and wall-mounted 'Vaillant' boiler serving domestic hot water and gas central heating.

Conservatory

Surround windows with garden view. Radiator and carpeted flooring.
Door to access rear garden.

Landing

Double glazed window to front aspect, radiator, carpeted flooring and access to the loft above.

Doors to;

Main Bedroom

Double glazed windows to rear and side aspect, carpeted flooring and radiator.
Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and walk-in shower with rainfall shower head. Double glazed Frosted window to side aspect and tiled flooring.

Bedroom Two

Two Double glazed 'Sash' windows to front aspect, radiator, carpeted flooring and original oak beams.

Bedroom Three

Double glazed 'Sash' window to side aspect, radiator, carpeted flooring and fitted carpet.

Bedroom Four

Double glazed window to front aspect, radiator and carpeted flooring.

Bedroom Five

Double glazed 'Sash' window to side aspect, radiator and carpeted flooring.

Family Bathroom

Comprising of a low level WC, bathtub with shower attachment, pedestal wash basin and shower cubicle with high power electric pump. Frosted window to rear aspect, wood-effect laminate flooring, part tiled walls, storage cupboard housing water tank and radiator.

EXTERNALLY

Gardens

Driveway providing off road parking, front garden with range of trees, plants and shrubbery.

Patio area with steps leading to secluded lawn area with shed, range of trees (including several productive apple trees), outside tap, plants & shrubs surrounding the garden and access to a further outside space currently being used as a vegetable plot and giving side access.

Mortgage Advice

PM Financial 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

E

Current heating type

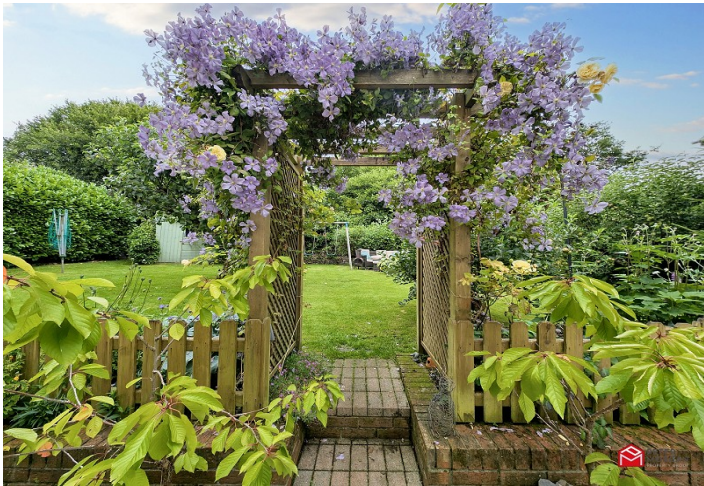
Gas

Tenure (To be confirmed)

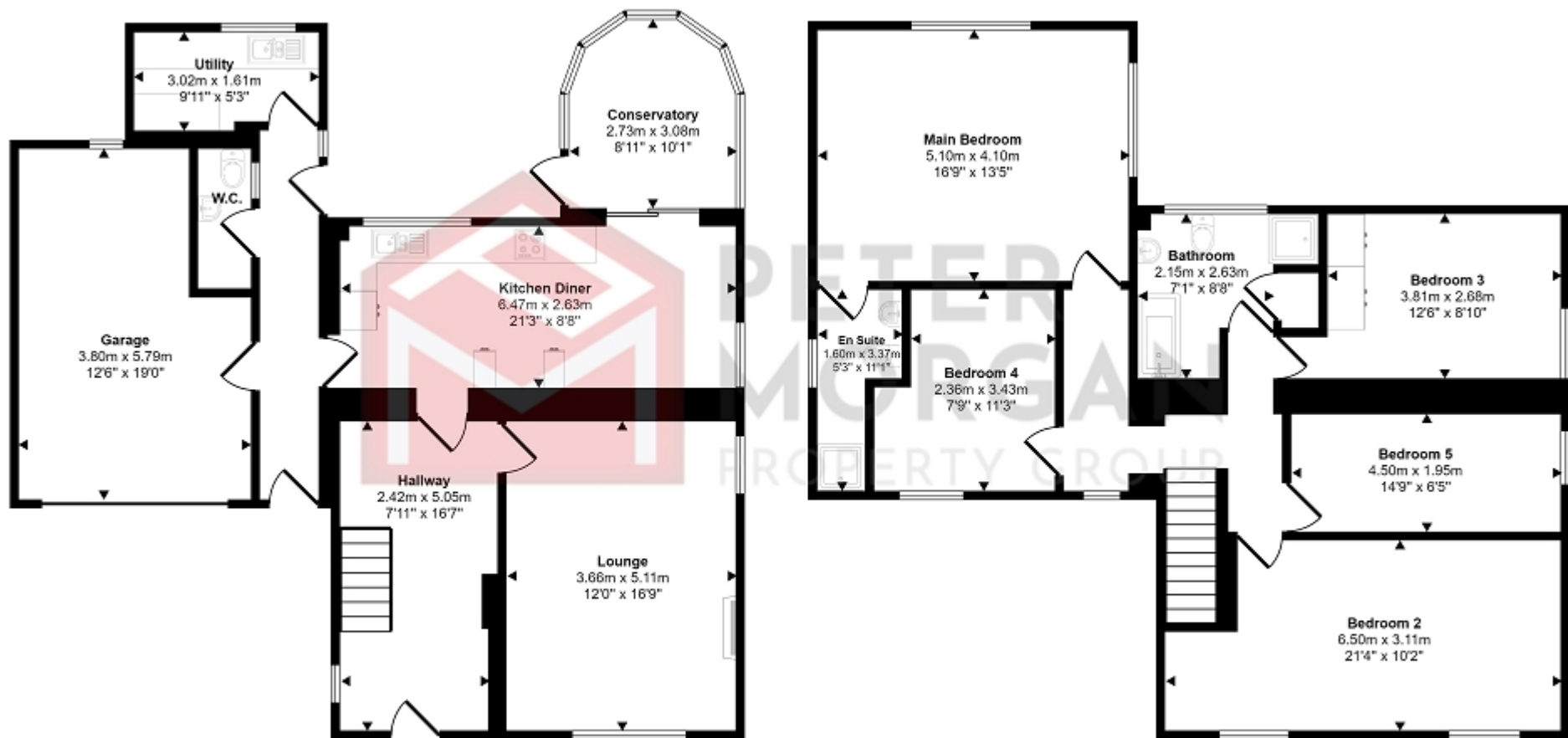
Freehold







Approx Gross Internal Area
194 sq m / 2092 sq ft



Ground Floor
Approx 97 sq m / 1049 sq ft

First Floor
Approx 97 sq m / 1044 sq ft

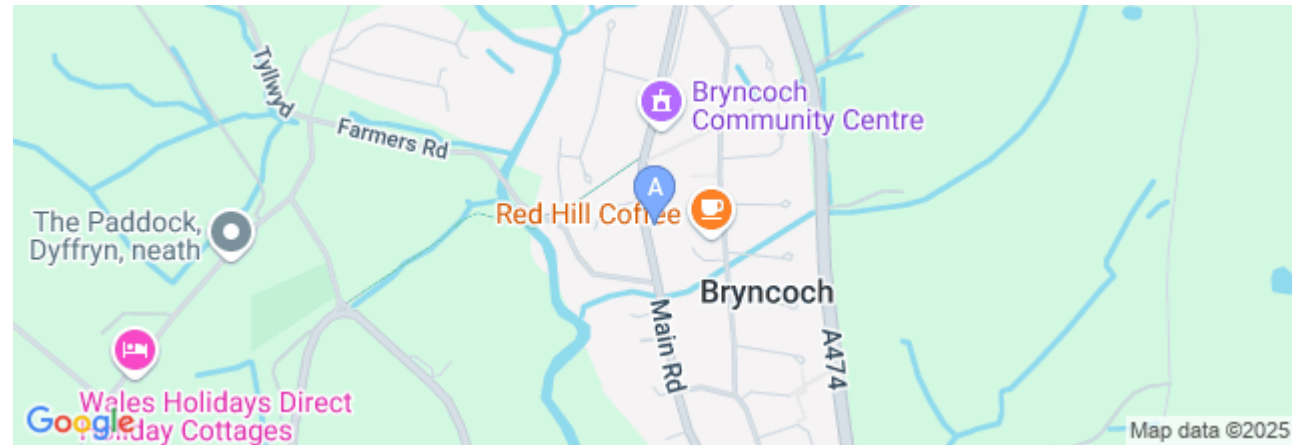
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

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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.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

