

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



PETER MORGAN  
PROPERTY GROUP

**15 Rosewood Close, Bryncoch, Neath, SA10 7UL**

**£285,000**



PETER MORGAN



### **Main Features**

- No Onwards Chain!
- Desirable Cul-De-Sac Location
- Detached Dormer Bungalow
- Off Road Parking & Garage
- Freehold
- EPC - TBC
- Established Gardens
- Four Bedrooms
- Larger Than Average Plot
- Need A Mortgage? We Can Help!

### **General Information**

At the top end of a very quiet Cul-de-sac, this detached dormer bungalow features four bedrooms and one bathroom, making it an ideal family home. Set in a desirable location, the property boasts off-road parking and a garage, enhancing convenience for residents. While the photos primarily depict the living area, the layout includes various rooms that cater to functional family living

The exterior showcases established gardens that provide a well-maintained outdoor space. The property is set back from the road with a driveway leading to the garage. The surrounding area is largely green, with landscaped garden that extends to the back, offering ample outdoor space for recreation or gardening.

Situated on a highly regarded, sought after area of Bryncoch, within a short distance of Co-op, The Bryncoch Inn and Blaenhonddan Primary School, Bryncoch Church In Wales Primary School, woodland walks, and easy access into Neath Town Centre and access to the A465.

### **GROUND FLOOR**

#### **Hallway**

Parquet block flooring, radiator and stairs to first floor.

#### **Lounge**

Aluminium double glazed window, radiator, and parquet flooring.

#### **Dining Room**

Aluminium double glazed window, radiator and carpeted flooring.

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, integrated oven/hob, space for fridge freezer, radiator and tiled flooring.

#### **Cloakroom**

Comprises of a low level WC and wash hand basin. Parquet flooring and tiled walls.

#### **Bedroom Four**

uPVC double glazed window, radiator and carpeted flooring.

#### **Bedroom Three**

uPVC double glazed window, radiator and carpeted flooring.

### **FIRST FLOOR**

#### **Landing**

Access to loft above, carpeted flooring and cupboard housing combi boiler serving domestic hot water and gas central heating. (Boiler installed 2020)

#### **Master Bedroom**

Aluminium window, radiator carpeted flooring and shower cubicle.

#### **Bedroom Two**

uPVC double glazed window, radiator, carpeted flooring and eaves storage.

### **Bathroom**

Comprising of a low level WC, wash hand basin and panelled bath. uPVC double glazed window, fully tiled walls and tiled flooring.

### **EXTERNALLY**

### **Gardens**

Driveway offering off road parking to the front/side, access to garage, laid to lawn area with mature shrubs, paved patio area and access to rear.

### **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 or email us at [npt@petermorgan.net](mailto: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





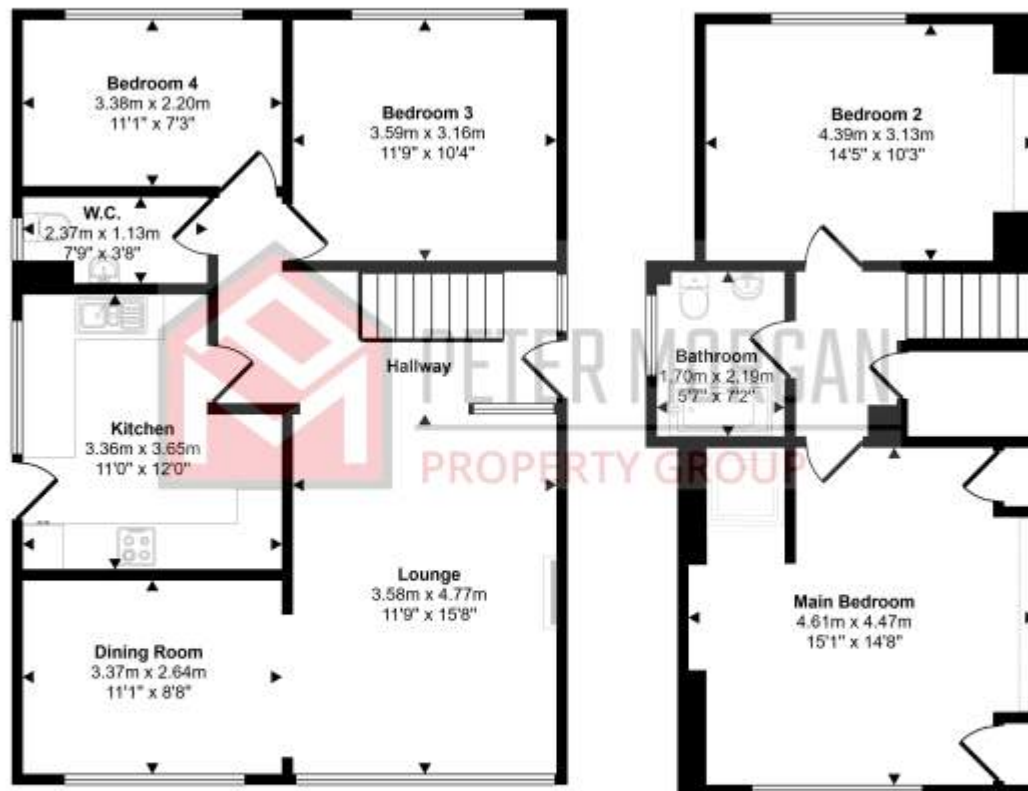








Approx Gross Internal Area  
118 sq m / 1268 sq ft




Ground Floor  
Approx 71 sq m / 767 sq ft

First Floor  
Approx 47 sq m / 502 sq ft

 Denotes head height below 1.5m

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.

15 Rosewood Close, Bryncoch, Neath, SA10 7UL

| Energy Efficiency Rating                    |                         |   |
|---|-------------------------|---|
|   | Current                 | Potential   |
| Very energy efficient - lower running costs |                         |   |
| (92+) A                                     |                         |   |
| (81-91) B                                   |                         |   |
| (69-80) C                                   |                         |   |
| (55-68) D                                   |                         |   |
| (39-54) E                                   |                         |   |
| (21-38) F                                   |                         |   |
| (1-20) G                                    |                         |   |
| Not energy efficient - higher running costs |                         |   |
| 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<br>Hub  | Neath<br>Financial Services   | Bridgend<br>Sales Hub  | Talbot Green<br>Hub   | Carmarthen<br>Hub   | Cardiff<br>Hub   |
|---|---|--|---|---|--|
| npt@petermorgan.net<br>lettings@petermorgan.net<br><br>33-35 Windor Road,<br>West Glamorgan<br>SA11 1NB | team@pmfinancial.net<br><br>The Mortgage House,<br>5 The Ropewalk,<br>Neath<br>SA11 1EW | bcb@petermorgan.net<br><br>16 Dunraven Place,<br>Mid Glamorgan<br>CF31 1JD | talbotgreen@petermorgan.net<br>lettingstg@petermorgan.net<br><br>Ty Gwyn, 38 Talbot Road<br>Talbot Green, Pontyclun<br>CF72 8AF | carmarthen@petermorgan.net<br>lettingscm@petermorgan.net<br><br>21 Bridge Street,<br>Carmarthen<br>SA31 3JS | cardiff@petermorgan.net<br>lettingscd@petermorgan.net<br><br>144 Crwys Road,<br>Cathays<br>Cardiff<br>CF24 4NP |



# PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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

