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**PETER MORGAN**  
PROPERTY GROUP

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**44 Daphne Road, Bryncoch, Neath, Neath Port Talbot. SA10 8DU**

**£450,000**

## Main Features

- Detached dormer bungalow
- 4 bedrooms
- Versatile living accommodation
- 2 reception rooms
- Family bathroom and cloakroom
- Situated in a prime location
- Convenient for Neath Town Centre, A465 and the M4 corridor
- uPVC double glazing and gas central heating
- Council Tax Band: F. EPC: D
- Need a mortgage? We can help.

## General Information

FOUR BEDROOM DETACHED DORMER BUNGALOW OFFERING VERSATILE LIVING ACCOMMODATION IN A PRIME LOCATION WITH OFF ROAD PARKING AND FAR REACHING VIEWS.

Ideally located close to local amenities such as Blaenhonddan Primary School, The Bryncoch Inn. Convenient for Neath College and Dwr-y-Felin Comprehensive School, whilst also having easy access to Neath Town Centre, A465 and the M4 corridor.

This home comprises ground floor entrance hall, bedroom 1, cloakroom, lounge, dining room, open plan kitchen/breakfast room and utility room. First floor landing, 3 bedrooms and family bathroom. The property benefits from uPVC double glazing and gas central heating.

## GROUND FLOOR

### Entrance Hallway

uPVC double glazed door. Radiator. Welcome mat and wood effect flooring. Balustrade and spindled open plan staircase to first floor.

### Cloakroom

uPVC double glazed window. Carpet tile flooring. WC. Wash hand basin with waterfall taps and vanity base unit. Radiator.

### Bedroom 4

uPVC double glazed bay window to front. Fitted carpet. Radiator.

### Kitchen/Breakfast Room

uPVC double glazed window to side. uPVC double glazed French doors to rear. Tiled floor. Farmhouse style kitchen with a range of wall mounted and base units and contrasting wood effect worktops. Rangemaster cooker and wall mounted range extractor fan. Stainless steel sink with drainer and central mixer tap. Radiator. .

### Utility Room

uPVC double glazed door to rear. A range of wall mounted and base units with contrasting marble effect worktops. Plumbed for washing machine and dishwasher. Tiled floor continuous from kitchen/ breakfast room. Space for freestanding fridge freezer. Radiator.

### Lounge

Dual aspect uPVC double glazed windows offering far reaching views. Fitted carpet. Radiator. Decorative light fittings. Access to dining room.

### Dining Room

uPVC double glazed bay window to front. Fitted carpet. Radiator. Decorative light fitting.

## FIRST FLOOR

### Landing

Balustrade and spindled open plan staircase from ground floor. Fitted carpet. Access to attic with pull down ladder. Door to airing cupboard.

## Family Bathroom

uPVC double glazed window. Fully tiled walls and floor. 3 piece suite comprising bath with overhead power shower and wall mounted glass shower screen, WC, wash hand basin set in vanity base unit. Wall mounted chrome heated towel rail.

## Bedroom 1

Dual aspect uPVC double glazed windows offering far reaching views. Fitted carpet. Built-in wardrobes. Radiator. Built-in dressing table and additional storage. Door to..

## En-suite shower room

uPVC window. Fully tiled walls. Wood effect flooring. Three piece suite comprising shower cubicle with power shower, WC and wash hand basin. Radiator.

## Bedroom 2

Dual aspect uPVC double glazed windows. Fitted carpet. Radiator. Walk-in wardrobe.

## Bedroom 3

uPVC double glazed window. Fitted carpet. Radiator.

## EXTERIOR

### Front Garden

Corner plot with off road parking. Laid to lawn. Mature shrubs and plants.

### Rear Garden

Enclosed rear garden. Laid to patio, leading to steps to raised deck and sun terrace. Separate patio barbecue area. Far reaching views. Side access to front of property. Outdoor tap. Rear access to garage.

## Garage

### Leasehold details

99 years from 24/06/1986

Ground Rent £190.00 per annum as of 01/01/2024

### Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@petermorgan.net (fees will apply on completion of the mortgage).

### General Information

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 Electric, Mains Drainage, Mains Water, Mains Gas

### Current council tax banding

F

### Current heating type

Gas

### Tenure

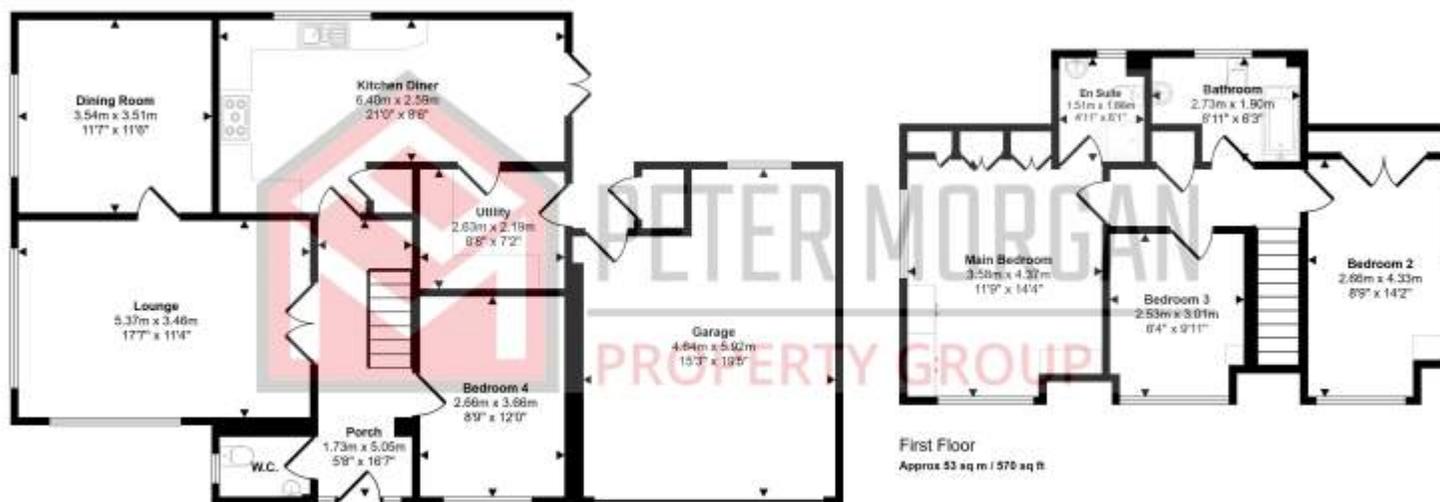
Leasehold







Approx Gross Internal Area  
164 sq m / 1768 sq ft



Ground Floor  
Approx 111 sq m / 1196 sq ft

Devices head height below 1.5m

First Floor  
Approx 53 sq m / 570 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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 Hub

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## Neath

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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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