

**ESTAS**  
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**BEST IN POSTCODE  
WINNER 2025**

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**PETER MORGAN**

**19 Green Hedges Neath Road, Bryncoch, Neath, Neath Port Talbot, SA10 7YH**

**£130,000**

## **Main Features**

- Detached Park Home
- Two bedrooms & two reception rooms
- Sought after location on an over 50s residential site
- Off road parking
- Bathroom and ensuite shower room
- Gas central heating
- Freehold
- Council Tax Band: B. EPC:C.
- Close to local amenities
- Need a mortgage? We can help.

## **General Information**

Located in a highly sought-after over 50s residential park, this well-presented two-bedroom detached park home offers an ideal setting for those seeking a quiet lifestyle or a comfortable place to enjoy retirement. The property features two reception rooms, bathroom, en-suite, off-road parking, and is just a short distance from local amenities, ensuring convenience without compromising on tranquillity. Surrounded by a friendly community and beautifully maintained grounds, this home provides the perfect blend of comfort, privacy, and practicality in a welcoming environment.

Within a approximately 0.2 miles to the Dyffryn Arms restaurant, approximately 3.6 miles to Neath Town Centre having a variety of local shops and restaurants, easy access to transport links and close distance to Dyffryn Woods to enjoy the woodland walks.

Please note that Park Rules apply and a copy of these is available on request.

## **GROUND FLOOR**

### **Hallway**

uPVC double glazed door. Radiator. Fitted carpet. Storage cupboards. Doors to;

### **Lounge**

2 uPVC double glazed windows to front and side aspect. Feature fire surround. Fitted carpet. 2 radiators. Open archway to..

### **Dining Room**

uPVC double glazed window to side. Fitted carpet. Radiator. Open archway to..

### **Kitchen**

uPVC double glazed window to rear. A range of wall mounted and base units. Laminate worktop. Integrated oven, gas hob and extractor fan. 1.5 bowl stainless steel sink unit with monobloc tap. Space for dishwasher. Vinyl flooring. Door to..

### **Utility Room**

uPVC double glazed door to rear. Wall mounted and base units. Laminate worktop. Stainless steel sink. Plumbed for washing machine. Recess for fridge freezer. Vinyl flooring.

### **Rear Porch**

uPVC double glazed door and windows. Steps with handrail to driveway.

### **Bathroom**

uPVC double glazed window to front. Three piece suite in white comprising close coupled w.c, pedestal hand wash basin and panelled bath. Radiator. Wood effect vinyl flooring.

### **Bedroom 1**

uPVC double glazed window to side. Fitted wardrobes and chest of drawers. Fitted carpet. Radiator. Door to..

### En-suite shower room

uPVC double glazed window to rear. 3 piece suite comprising close coupled w.c, pedestal hand wash basin and shower enclosure with half height glass screen and shower. Part PVC clad walls. Grab rails. Wetroom style flooring.

### Bedroom 2

uPVC double glazed windows to front and side. Fitted carpet. Radiator.

### EXTERIOR

#### Front & Side Gardens

3 steps leading to paved patio area. Laid to decorative stone. Steps with handrails to front door. Dwarf brick built perimeter walls an pillars with wrought iron railings.

### Leasehold details

Pitch Fee is £130.21 per month as of 15/12/2023- We understand this is now £136.00 PCM but are awaiting confirmation of this from the site owner.  
Mobile Homes (Wales) Act 2013

### 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

B

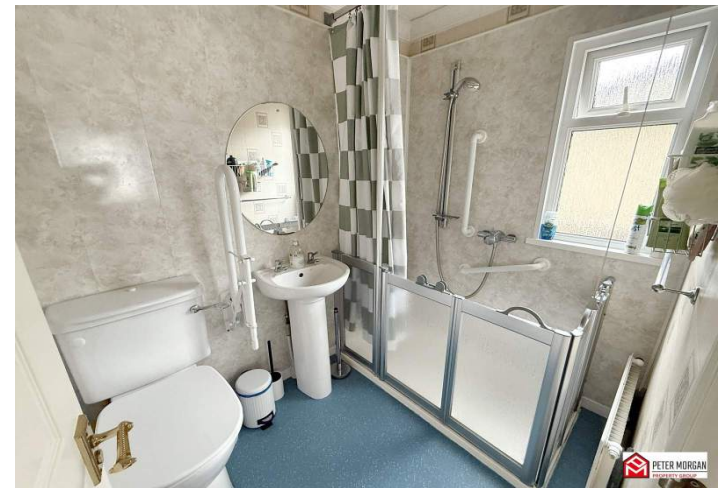
### Current heating type

Gas

### Tenure (To be confirmed)

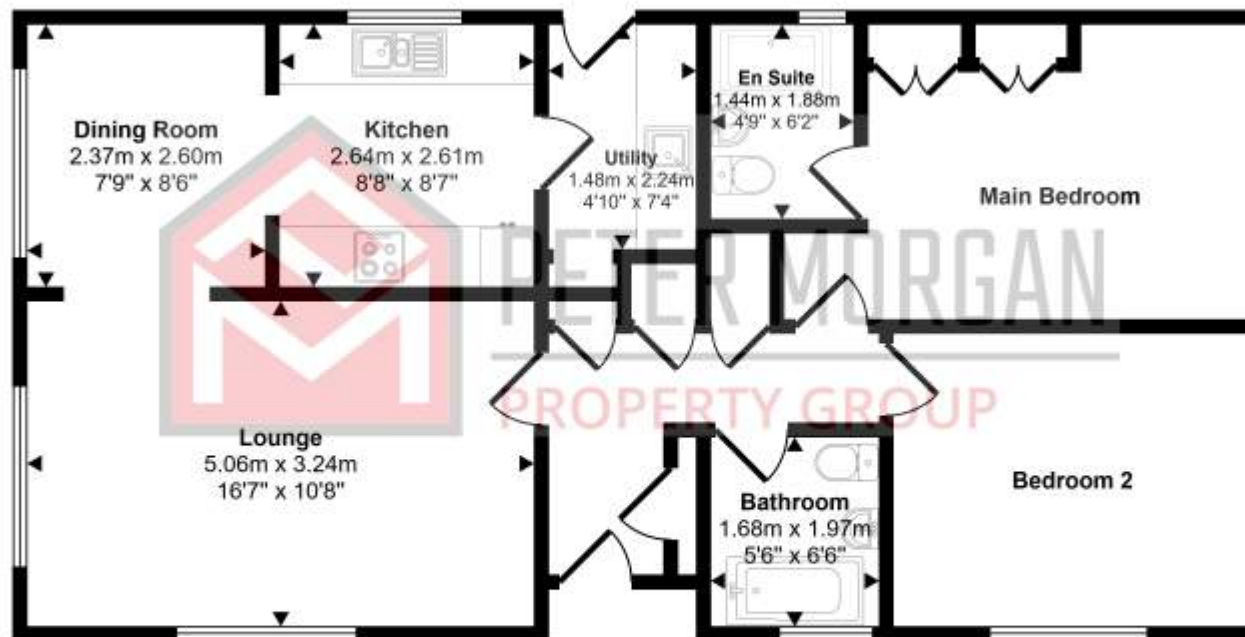
Leasehold








Approx Gross Internal Area  
73 sq m / 788 sq ft



Floorplan

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	74
(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  
Hub

sales@petermorgan.net  
lettings@petermorgan.net  
33-35 Windsor Road,  
West Glamorgan  
SA11 1NB

Neath  
Financial Services

team@pmfinancial.net  
The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

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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

