



2021
WALES
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GOLD WINNER
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Lettings & Financial

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PETER MORGAN

57 Daphne Road, Bryncoch, Neath, Neath Port Talbot. SA10 8DU

Offers Over £270,000

Main Features

- Desirable Location
- Detached Bungalow
- Freehold
- EPC - C
- Garage & Driveway
- Three Bedrooms
- Well Maintained Throughout
- Rear Garden With Decking Area
- Council Tax Band - E
- Need A Mortgage? We Can Help!

General Information

Nestled in a desirable development within a sought after village, Bryncoch. This bungalow has been well maintained throughout, comprising of a kitchen, dining room, lounge, bathroom and three bedrooms, also benefitting from off road parking, garage and an attractive rear garden with decking area and matured shrubs.

Ideally located close to 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.

Bungalows in this area in a high demand therefor an early viewing is highly recommended.

Please visit our new and improved site for more information!

GROUND LEVEL

Entrance Hallway

Radiator, carpeted flooring and steps leading to further hallway.
Doors to;

Lounge

Radiators, feature fireplace housing electric fire, UPVC double glazed sliding door to rear garden.

Dining Room

UPVC double glazed window, UPVC double glazed sliding doors to side patio area, radiator and laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated oven. gas hob with extractor fan over, radiator, ceramic tiled flooring and tiled walls.

Bedroom One

uPVC double glazed box window, radiator, carpeted flooring and fitted wardrobes with sliding doors.

Bedroom Two

Two uPVC double windows to front aspect, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window to the rear aspect, radiator, carpeted flooring and fitted wardrobe with sliding doors.

Bathroom

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

EXTERNALLY

Rear Garden

A front garden laid to lawn with matured shrubs and driveway.

A rear garden with deck area and laid to lawn area with mature shrubs and trees backing onto wooded area and side patio area.

Garage

Housing a combi boiler serving domestic hot water and gas central heating.

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

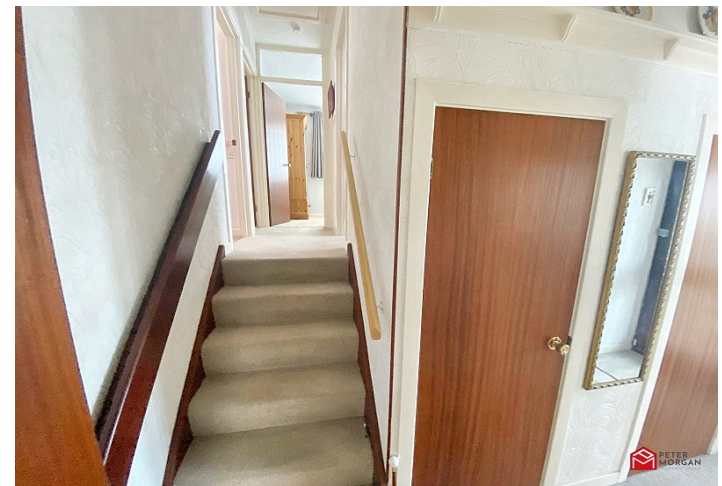
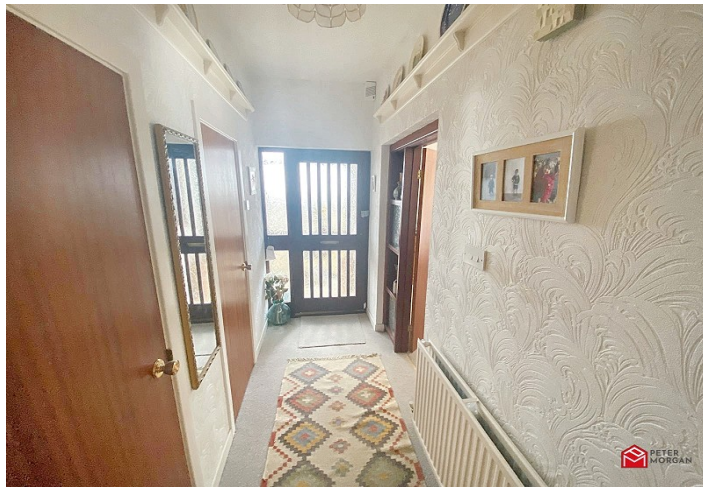
Utilities

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

Current council tax banding E

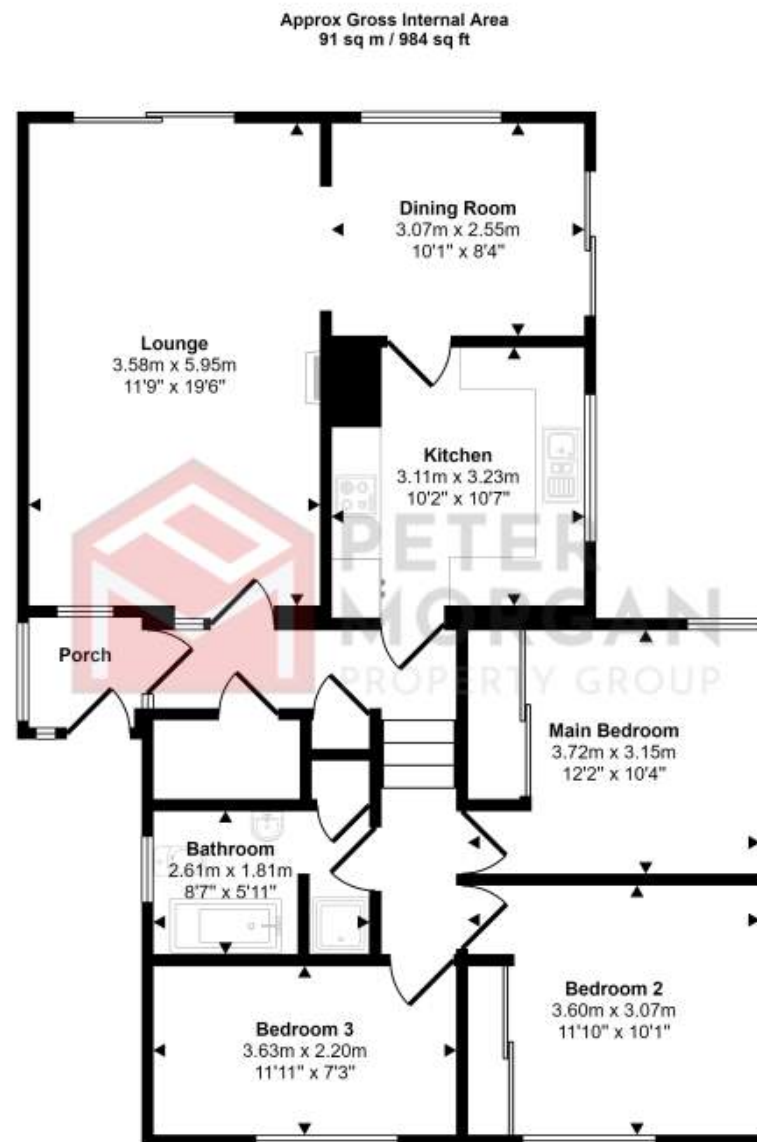
Current heating type Gas

Tenure (To be confirmed) Freehold





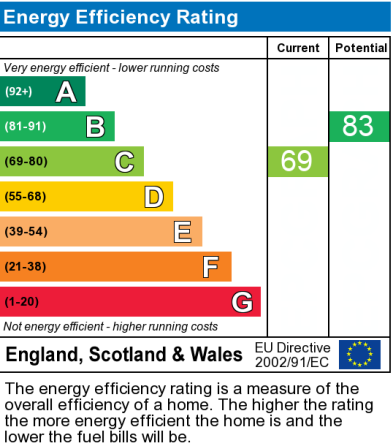




Floorplan

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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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.

<p>Neath</p> <p>Hub</p> <p>npt@petermorgan.net lettings@petermorgan.net</p> <p>33-35 Windor Road, West Glamorgan SA11 1NB</p>	<p>Neath</p> <p>Financial Services</p> <p>team@pmfinancial.net</p> <p>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</p>	<p>Bridgend</p> <p>Sales Hub</p> <p>bcb@petermorgan.net</p> <p>16 Dunraven Place, Mid Glamorgan CF31 1JD</p>	<p>Talbot Green</p> <p>Hub</p> <p>talbotgreen@petermorgan.net lettingstg@petermorgan.net</p> <p>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</p>	<p>Carmarthen</p> <p>Hub</p> <p>carmarthen@petermorgan.net lettingscm@petermorgan.net</p> <p>21 Bridge Street, Carmarthen SA31 3JS</p>	<p>Cardiff</p> <p>Hub</p> <p>cardiff@petermorgan.net lettingscd@petermorgan.net</p> <p>144 Crwys Road, Cathays Cardiff CF24 4NP</p>
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PROPERTY. PROPERLY



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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

