



184 Main Road, Bryncoch, Neath, Neath Port Talbot. SA10 7TT



**£299,950**

## Main Features

- Detached Property
- Solar Panels
- uPVC Double Glazing and Gas Fired Heating
- Forecourt Parking
- Private Established Gardens
- Need a Mortgage? We can Help!

## General Information

Located in the established part of the village we have to offer a freehold detached family residence. The property enjoys both the afternoon and evening sun in the rear garden due to it's location.

The owners have refurbished the property retaining the property's original character.

The property benefits from uPVC double glazed windows and gas fired heating. Solar panels were purchased and installed in 2011 giving an income of approximately £1,000 per annum and a further income of approximately £100.00 savings per annum on heating bills. Strong interest is anticipated for this property.

## GROUND FLOOR

### Entrance Hall

Carpeted flooring, double radiator, doors leading to both the lounge area and kitchen. Stairs leading to first floor.

### Living/Dining Room

(27' 11" x 19' 8" Max) or (8.50m x 6.0m Max)

There are two uPVC double glazed windows to the front aspect providing plenty of natural light into the room. This L- Shape Lounge/Dining Room has carpet to floor and a feature fireplace with a log burning stove. Two double radiators.

### Music Room

(13' 1" x 8' 6") or (4.00m x 2.60m)

Carpet to flooring and a double radiator. This room is currently being used as a music room which leads into the conservatory.

### Conservatory

(13' 1" x 13' 1") or (4.0m x 4.0m)

Oak laminate flooring and a double radiator to the conservatory area. The conservatory provides another sitting area with fantastic views overlooking the mature and established rear garden which benefits from both afternoon and evening sun. Double french doors lead out to the decking area.

### Kitchen/Breakfast Room

(15' 3" x 12' 2" Max) or (4.65m x 3.70m Max)

Part tiled walls, part tongue and groove. Tongue and groove ceiling. Appointed with a wide range of oak sink, base and wall units. A Rangemaster oven with 5 ring hob, hood over and granite worktops.

### Utility Room

(9' 10" x 9' 10" Max) or (3.0m x 3.0m Max)

Tiled flooring, double radiator, plumbing for washing machine and dishwasher. Door leading to cloakroom.

### Cloakroom

Tiled flooring, comprising of a vanity wash basin and low level WC. Combi gas fired heating serving domestic hot water and central heating.

## FIRST FLOOR

### Landing

Carpet to floor with access to the loft. Doors to;

## Master Bedroom

(13' 1" x 9' 10") or (4.0m x 3.0m)

uPVC window, carpet to floor, tongue and groove ceiling with built in wardrobes and two double radiators. Door leading to Ensuite.

## En Suite

(6' 11" x 3' 11") or (2.10m x 1.20m)

Tiles to the floor and walls. Full width shower, low level WC, and hand wash basin. Heated chrome towel rail.

## Bedroom Two

(13' 9" x 9' 10") or (4.20m x 3.0m)

Large uPVC window to the rear aspect of the property. Carpeted flooring. Double radiator.

## Bedroom Three

(14' 7" x 9' 10") or (4.45m x 3.0m)

uPVC window to the front aspect of the property.

Carpet to the floor, double radiator and built in mirrored wardrobes plus a closet.

## Bedroom Four

(13' 1" x 9' 6") or (4.0m x 2.90m)

uPVC window to front aspect of the property. Carpet to the floor, Radiator.

## Bathroom

(9' 0" x 6' 7" Max) or (2.75m x 2.0m Max)

Tiles to the floor and wall. Comprising of a panelled bath, low level WC, pedestal hand basin and a corner shower. Heated chrome towel rail and double radiator.

Airing cupboard with radiator.

## EXTERNALLY

### Front Garden

The property has forecourt parking for several vehicles.

### Rear Garden

To the rear of the property there is a well maintained decking area leading down to the lawn and well established garden area screened for added privacy by mature shrubs and trees. A second outbuilding with sink unit and electricity and at the bottom of the garden you will find a building used for storage and greenhouse.

### Mortgage Advice

For personal independent mortgage advice, free of charge and without obligation, contact our Financial Adviser Clive Williams on 0330 056 3555 option 3 or email on [financial@petermorgan.net](mailto:financial@petermorgan.net)

### Viewings

Strictly By Appointment Only

### Utilities

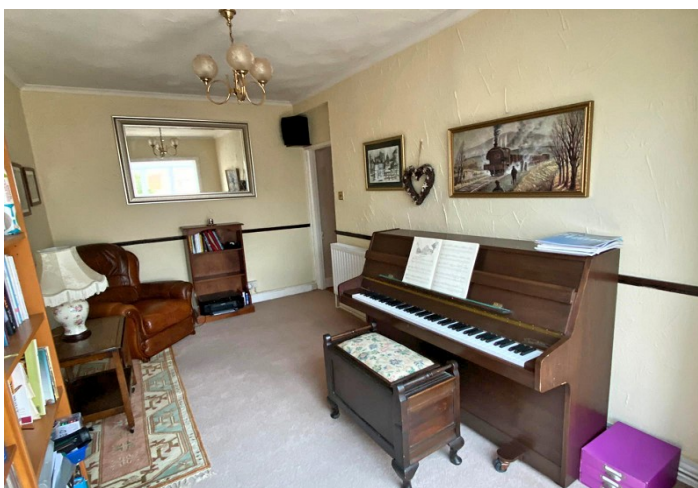
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** E

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





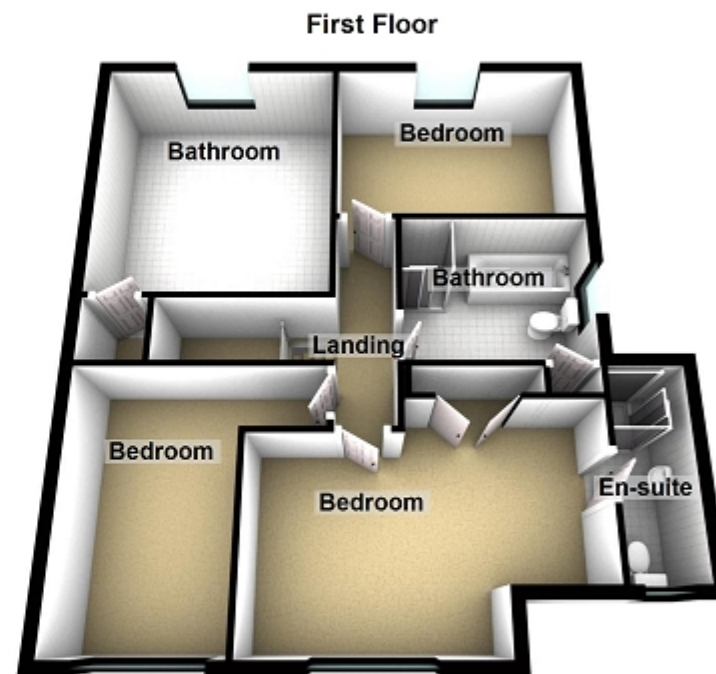
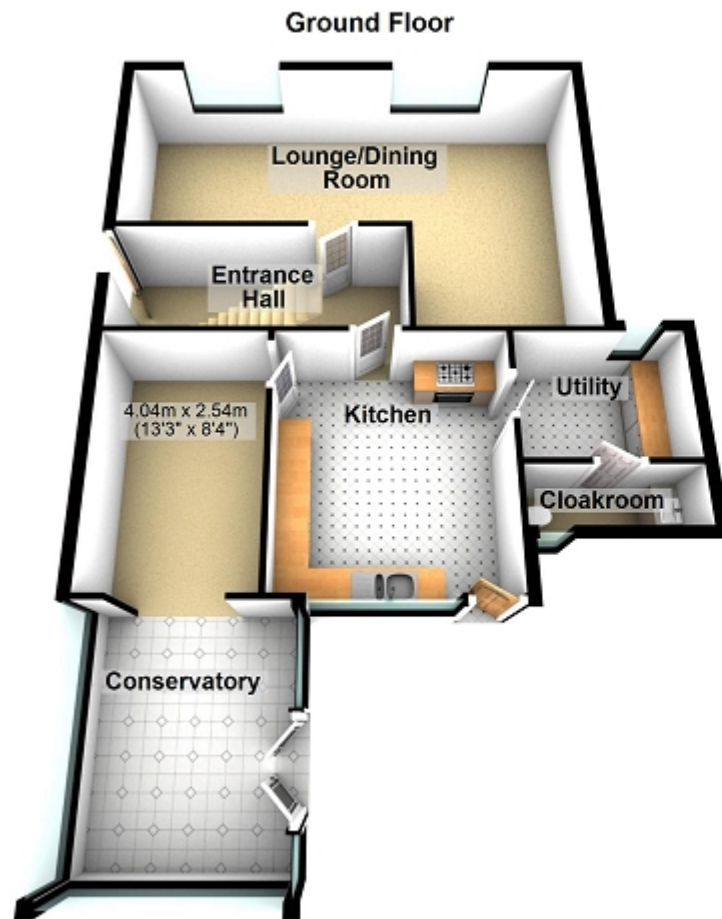




















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



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 £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.

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