

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



Silver Birches Dyffryn, Bryncoch, Neath. SA10 7AZ



Exclusive

£550,000

Main Features

- Spacious Accommodation
- Four Bedrooms
- Two Reception Rooms
- Bathrooms to Both Floors
- En-Suite to Master
- Balcony
- Freehold
- EPC - G
- Council Tax -G
- Need a Mortgage? We Can Help!

General Information

Peter Morgan Exclusive Property!

We are pleased to offer for sale this unique detached individually designed family home sat in substantial gardens with off road parking. Located in the immensely sought after and exclusive area of Dyffryn Woods, is Silver Birches. This detached property was built in the late 90's and offers spacious accommodation over two floors, with the added feature of hand crafted wooden doors, stairs, panelling and windows made by the previous owner. The plot is large and flat and could have development potential, there is a garage and purpose built workshop. There is LPG underfloor heating to two levels, a balcony, an en-suite to master, family bathroom and shower room with utility area.

Viewing is highly recommended for any appreciation to be possible!

GROUND FLOOR

Entrance Hallway

(16' 7" x 8' 0") or (5.05m x 2.44m)

Enter via a hardwood door with wood panelling to the walls and carpeted flooring. A feature porthole window over looking the gardens. Carpeted stairs leading to the galleried landing with vaulted ceiling.

Shower / Utility Room

Utility room with plumbing in place for an automatic washing machine and tumble dryer.

The shower room comprises a shower enclosure, low level WC and a vanity wash hand basin. Tiled walls and a frosted window.

Lounge

(23' 11" x 13' 5") or (7.29m x 4.09m)

Two bow windows overlooking the manicured grounds, a feature fireplace and hearth, decorative coving and ceiling rose and carpeted flooring.

Kitchen

(16' 11" x 13' 0") or (5.16m x 3.96m)

Appointed with a range of matching wall units and base units with marble worktops over with inset sink and drainer with mixer tap, integrated oven and hob with hood over. Hand cut wood block floor and a window overlooking the garden.

Dining Room

(13' 8" x 9' 8") or (4.17m x 2.95m)

Two bow windows and carpeted flooring.

FIRST FLOOR

Gallery Landing

Access to the balcony and the loft above.

Doors to;

Master Bedroom

(16' 6" x 13' 11") or (5.03m x 4.24m)

Bow windows to the front and rear, fitted with a range of built in wardrobes and carpeted flooring.

Door to;

En-Suite Bathroom

(10' 0" x 11' 0") or (3.05m x 3.35m)

Comprising a tiled P shaped bath, separate shower, a low level WC and wash hand basin. Tiling to the walls and carpeted flooring.

Bedroom Two

(23' 1" x 11' 0") or (7.04m x 3.35m)

A substantial room with potential to be divided into two spaces. A dormer style window to the rear aspect with a side window, carpeted flooring and a feature porthole window to the side.

Bedroom Three

(12' 6" x 11' 0") or (3.81m x 3.35m)

Built in wardrobes, window and carpeted flooring.

Bedroom Four

(8' 0" x 7' 10") or (2.44m x 2.39m)

Utilised as a study, a storage cupboard, carpeted flooring and a window.

Shower Room

Comprising of a shower enclosure, a feature glass wash hand basing with stand and a low level WC. Tiling to the walls and carpeted flooring.

EXTERNALLY

Gardens

Sitting within its own grounds of gardens wrapping around the property, the gardens are laid to lawn surrounded with plants, shrubs and silver birch trees.

Converted Garage/Living Area

Accessed from the hallway a recently renovated, converted garage creating a large useable space. Tiled flooring, bi-fold doors leading to the garden. Please note there is no heating in this space.

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 pmfinancial@petermorgan.net (fees will apply on completion of the mortgage)

Council Tax

Band G
£3,371.52

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding G

Current heating type Gas Tank


Tenure (To be confirmed) Freehold









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G	16	
<i>Not energy efficient - higher running costs</i>		
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.

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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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