

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



103 Main Road, Bryncoch, Neath, Neath Port Talbot. SA10 7TL



**Offers Over £280,000**

## Main Features

- NO ONWARDS CHAIN
- Detached Bungalow
- Sought After Location
- Freehold
- Close To Neath Town Centre
- Off Road Parking
- EPC - D
- Council Tax - D
- Large Rear Garden
- Need A Mortgage? We Can Help!

## General Information

Situated in a sought area, this desirable unique detached bungalow, Rose Cottage. This property is in need of some updating, however it offers a lot of potential with its spacious living area, accommodation and its large rear garden. Internally, there is a porch, a welcoming hallway, two bedrooms, a large lounge, family kitchen, family bathroom and an attic room, ideal for a conversion if planning permission was in place. Externally, there is off road parking to the front, with side access to both sides of the property to the enclosed large rear garden. This bungalow is conventionally located close to many local amenities such as The Bryncoch Inn, Blaenhonddan Primary School, The Dyffryn Arms and Co-op store, whilst also having easy access to the A465 and M4 corridor.

As properties in this area rarely come available, especially such a unique bungalow, we expect a high demand, therefore an early viewing is highly recommended.

## GROUND FLOOR

### Porch

uPVC double glazed window.  
Door to;

### Hallway

Radiator, carpeted flooring and access to the loft above.  
Doors to;

## Bedroom One

uPVC double glazed window, radiator and carpeted flooring.

## Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

## Bathroom

Comprising of a white suite including a low level WC, pedestal wash hand basin and shower cubicle. uPVC double glazed window and tiling to the floor and walls.

## Lounge

uPVC double glazed window to the front and rear aspect, carpeted flooring and feature fireplace with gas fire.

## Kitchen

A large kitchen appointed with matching wall and base units with work tops over and an intergrated sink with mixer tap. uPVC double glazed windows, intergrated oven with electric hob, extractor fan over and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

## Attic room

Ideal for a conversion with planning in place.

## EXTERNALLY

### Gardens

Driveway to the front, steps leading to the property and side access to the rear garden.

A large rear garden laid to lawn surrounded by hedgerows and garden shrubs, also benefiting from a patio area and garden shed.

## Council Tax

£2,012.27 Per Annum

## 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](mailto:pmfinancial@petermorgan.net) (fees will apply on completion of the mortgage)

## Viewings

Strictly By Appointment Only

## Utilities

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

**Current council tax banding** D

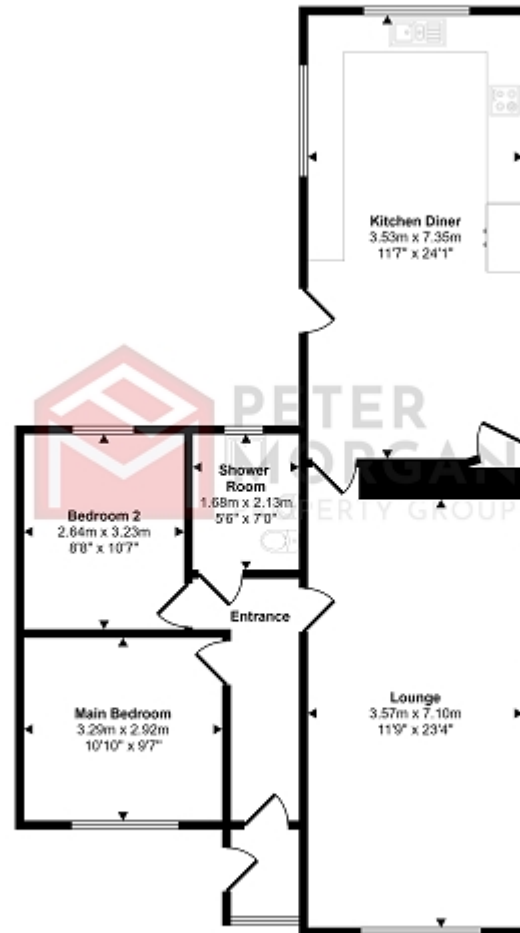
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold








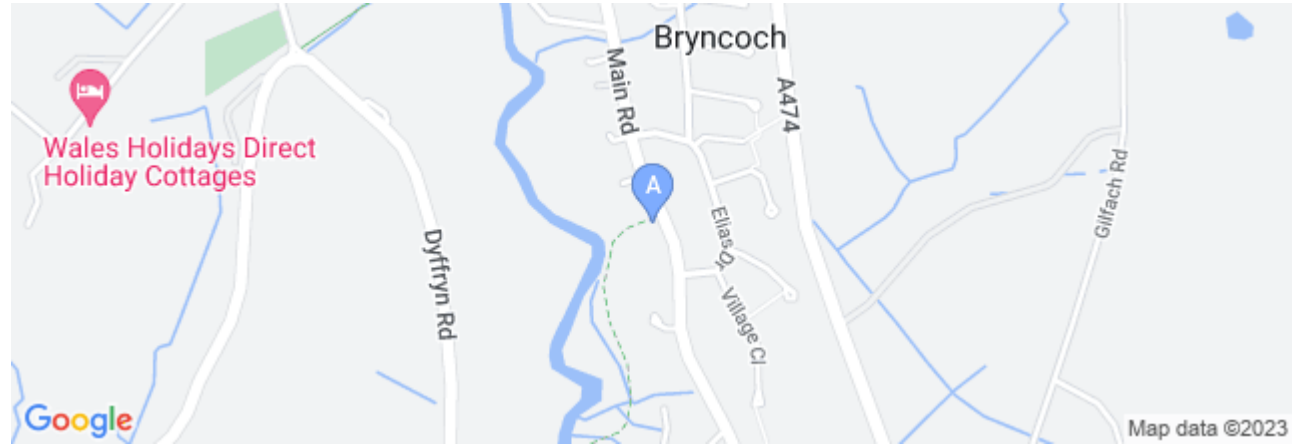


Floorplan

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	80
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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 £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.



# PETER MORGAN

## POSITIVELY MOVING

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