

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



Cwmfelin, The Cwm, Bryncoch, Neath. SA10 7YG

Offers Over £550,000



PETER MORGAN

Main Features

- A Well Presented Detached House
- Land with Barn and Outbuildings
- Private Drive Offering Ample Off Road Parking
- Four Good Sized Bedrooms
- Cinema Room
- Gas Fired Heating
- Freehold
- EPC rating - D
- Council Tax Band -G
- Need a mortgage? We can help!

General Information

Peter Morgan Exclusive Property! This unique detached family home sat in substantial gardens with off road parking in the sought after location of Bryncoch. The house offers a welcoming entrance porch, two reception rooms, a kitchen diner with utility room and WC.

To the first floor there are four double bedrooms, the master room having an en-suite, there is also a sauna and a family bathroom.

Externally, front enclosed garden surrounded by low maintenance flat land of approximately one acre with former stables, barn, cinema room, pond and rear courtyard. Viewing is highly recommend on this property to appreciate the beauty it has to offer.

GROUND FLOOR

Porch

Enter through French doors into the porch, tiled floor, door leading to hallway.

Hallway

Enter through a wooden door into a welcoming hallway having exposed ceiling beams, carpeted stairs to the first floor, under stairs storage and radiator.

Doors to;

Lounge

Two uPVC windows to the front aspect, wooden flooring, exposed ceiling beams, feature fireplace and radiator.

Kitchen / Dining Area

Appointed with a range of matching black gloss wall and base units with inset stainless steel sink with mixer tap. uPVC double glazed windows to the front and rear aspect, an integrated double oven, gas hob with extractor fan over, worktop with breakfast bar, space for a dining table, tiled flooring and inset ceiling spotlights.

Through to;

Living Room

uPVC window to the side aspect and patio doors to the front allowing plenty of natural light into this family living room, wooden flooring and radiator.

Utility Room

Matching wall and base units with wooden work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, plumbing in place for a washing machine/tumble dryer, space for a fridge freezer, radiator and uPVC door to access the garden.

W.C.

Comprising of a low level W.C and a vanity wash hand basin. uPVC window and a wall mounted boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing/ Hallway

An L shape landing having carpeted flooring, radiator and access to the loft above.

Doors to;

Bedroom One

As you enter the bedroom there is a shower cubicle and sauna (which is no longer in use) to the right hand side.

Door to Master;

Two uPVC windows, carpeted flooring, two radiators and built in wardrobes.

Door to;

En Suite

Comprising of a low level WC, corner wash hand basin with mixer tap and part tiled walls.

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

Bathroom

Comprising of a white suite including a low level WC, vanity wash hand basin, free standing bath with a free standing mixer tap and fully tiled corner shower cubicle. uPVC double glazed window, fully tiled walls, vinyl flooring and a heated chrome towel rail.

Bedroom Four

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

EXTERNALLY

Front Garden

An enclosed front garden laid to lawn with patio slabs also allowing views of the surrounding land.

Land

Approximately one acre with former stables, barn, cinema room, pond and rear courtyard.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding G

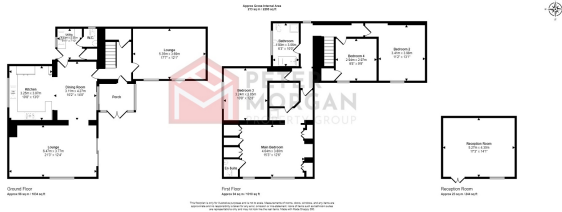
Current heating type Gas

Tenure (To be confirmed) Freehold










The floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any other are approximate and no responsibility is taken for any error, omission or misstatement. Sizes of rooms such as bathroom suites are representative only and may not look like the real thing. Take with a pinch of salt!



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Awaiting Image

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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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