

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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45 Brynheulog Heol Y Graig, Cwmgwrach, Neath, Neath Port Talbot. SA11 5TW



£400,000

Main Features

- Unique Property
- Detached Dormer Bungalow
- Freehold
- Three Bedrooms
- Log Cabin Within The Property Grounds
- Ample Off Road Parking
- Oil Heating
- EPC - D
- Detached Garage
- Need A Mortgage? We Can Help!

General Information

Located in the Neath Valley surrounded by country walks, forestry paths, Glynneath Lakes, and just 1 mile from the A465 and all the amenities that offers is Brynheulog. Please note the access is via a single lane when viewing.

A large landscaped plot with views, trees and established gardens, intertwined in a driveway with garage, a log cabin which is perfect for a home office or summer room, and a three bedroom dormer bungalow. There is ample off road parking within the boundary and the properties location is sought after.

This unique dormer bungalow, internally offers a family kitchen, three reception rooms two benefitting from a coal and log burner, three generous size bedrooms, bathroom, ensuite and separate shower.

This is a must view property with proceedable viewings only.

GROUND FLOOR

Entrance Porch

uPVC Door to front aspect, uPVC window to side aspect, tiled walls, tiled flooring, wall hung coat hooks and fitted storage cupboard.

Door to;

Hallway

A welcoming hallway with wooden flooring and a radiator.

Doors to;

Kitchen

Appointed with a range of wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window, radiator, tiled flooring, part tiled walls, plumbing in place for a washing machine and dishwasher, space for a tumble dryer and space for an electric cooker.

Bedroom Three

uPVC window to the side aspect, radiator and carpeted flooring.
(Could be used as Reception Room but currently used as bedroom)

Bathroom

Comprising of a low level WC, pedestal wash hand basin a bath with Jacuzzi jets, mixer tap and shower over. uPVC double glazed window to the side aspect, radiator and part tiled walls.

Reception Room

Two uPVC double glazed windows to the side aspect, two radiators, laminate flooring, inset ceiling spotlights and a log burner.

Garden Room/ Sun Lounge

uPVC double glazed windows to both sides, laminate flooring, exposed ceiling beams, Stovax coal/log burner and French doors to access the rear garden.

Study

uPVC double glazed window to the side aspect, carpeted flooring, radiator, carpeted stairs to the first floor and under stairs storage cupboard.

Bedroom One

'Velux' window, carpeted flooring, radiator, fitted wardrobes, shower cubicle to the rear and door to access the separate WC.

W.C.

Comprising of a low level WC and pedestal wash hand basin. 'Velux' window, carpeted flooring and radiator.

Bedroom Two

'Velux' window, carpeted flooring, radiator, fitted wardrobes and storage cupboards.

EXTERNALLY

Log Cabin

Entrance Porch - Wooden double glazed window to the side aspect and carpeted flooring.

Reception Room - Wooden double glazed window to the side aspect and carpeted flooring.

WC - Comprising of a low level WC and pedestal sink with electric hot water. Carpeted flooring and extractor fan.

Garage

Offering off road parking.

Driveway

Offering ample off road parking.

Gardens

A beautiful, spacious garden surrounded with matured shrubs, garden sheds, three green houses, potting shed, Poly tunnel, an LA Spa Jacuzzi, log cabin and also offers fantastic surround mountain views.

The Worcester Borsch boiler is located in a secure storage box along with the oil tank.

Council Tax

Annual Council Tax - £2112

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)

Viewings

Strictly By Appointment Only

Utilities

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

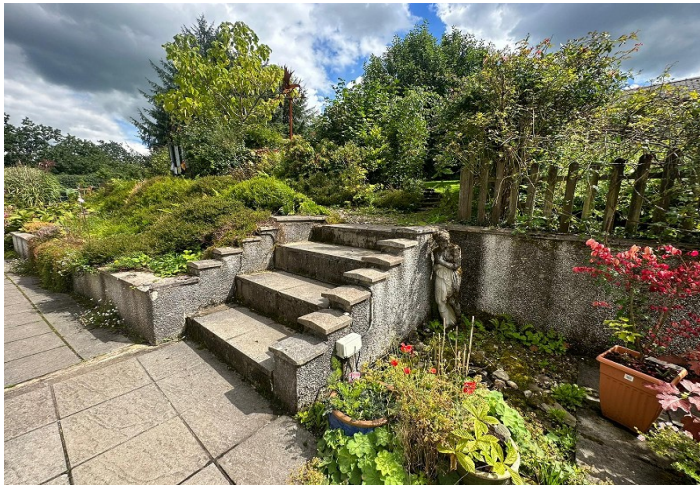
Current council tax banding D

Current heating type Oil

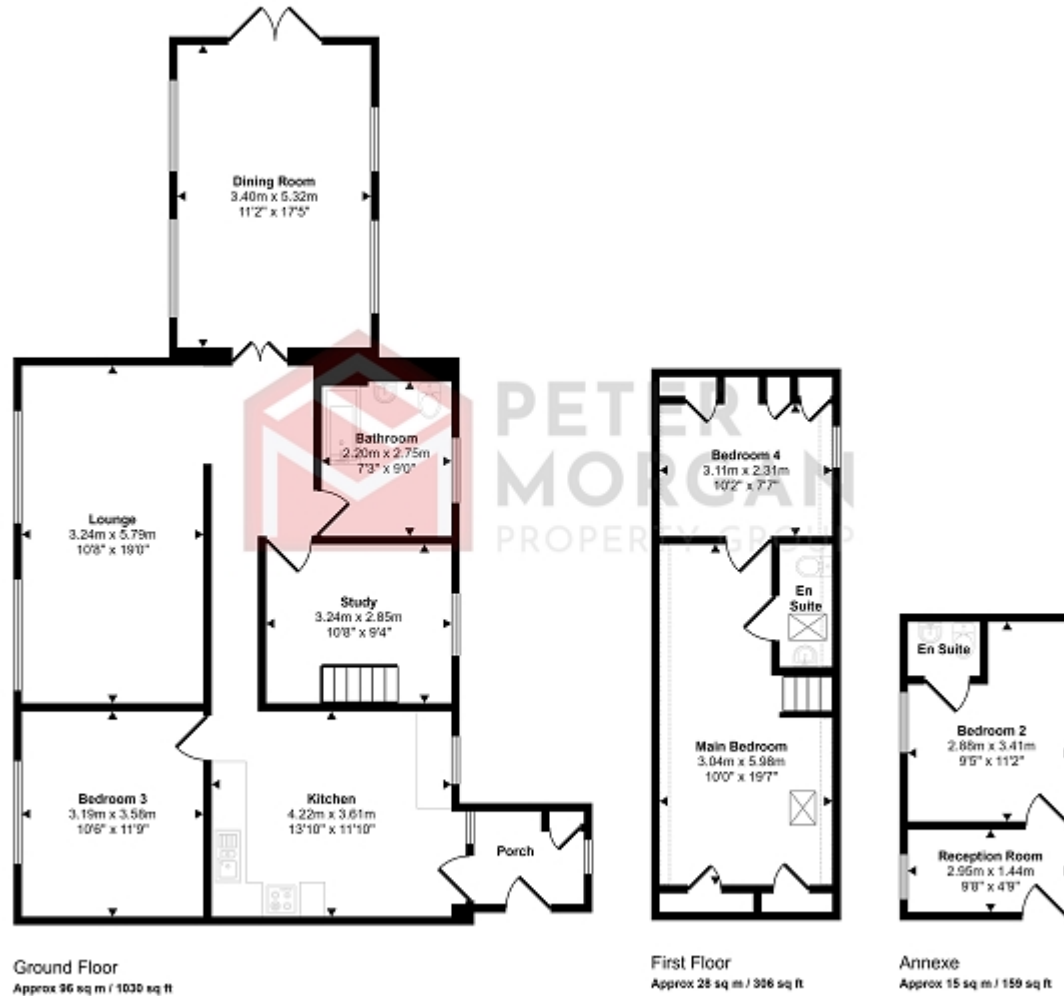
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
139 sq m / 1495 sq ft



Denotes head height below 1.5m

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 Stuppy 360.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	56	
(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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