

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



4 Cloda Avenue, Bryncoch, Neath, Neath Port Talbot. SA10 7FH



PETER MORGAN

**£325,000**

## Main Features

- NO CHAIN
- Sought After Location
- Detached Family Home
- Off Road Parking & Garage
- Freehold
- EPC - C
- Gas Central Heating
- Three Bedrooms
- Close To Local Schools
- Need A Mortgage? We Can Help!

## General Information

Nestled in a quiet Cul-De-Saac, this attractive detached family home comprising of two reception rooms, kitchen, utility and separate WC to the ground floor and three bedrooms, En-suite and family bathroom to the first floor, also benefitting from ample off road parking and a garage. Situated on a highly regarded, sought after area of Bryncoch, within walking distance of Tesco Express, The Bryncoch Inn and Blaenhonddan Primary School, woodland walks, and easy access into Neath Town Centre and access to the A465.

A viewing is highly recommended for any appreciation.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

Wooden flooring, radiator and stairs to access the first floor.  
Door to;

### Lounge

uPVC double glazed window to the front aspect, wooden flooring, radiator and a feature fireplace with electric fire.  
Through to;

## Dining Room

uPVC double glazed French doors to access the rear garden, wooden flooring and radiator.  
Door to;

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, place for a free standing cooker and radiator.  
Door to;

## Utility

Appointed with wall and base units with wood effect work tops over, plumbing in place for a washing machine, space for tumble dryer, wooden flooring, radiator and a wall mounted combi boiler serving domestic hot water and gas central heating.

## W.C.

Comprising of a low level WC and a vanity wash hand basin with mixer tap. uPVC double glazed window to the side aspect, wooden flooring, radiator and part tiled walls.

## FIRST FLOOR

### Landing

Carpeted flooring, airing cupboard with radiator and access to the loft above.  
Doors to;

### Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring and radiator.

## Bedroom One

uPVC double glazed window to the rear aspect, wooden flooring, radiator and fitted wardrobes.

Door to;

## En Suite

Comprising of a low level WC, vanity wash hand basin and shower cubicle. uPVC double glazed window to the side aspect, tiled flooring, radiator, fitted storage cupboard and extractor fan.

## Bedroom Two

uPVC double glazed window to the front aspect, carpeted flooring and radiator.

## Bathroom

Comprising of a low level WC, double vanity wash hand basin and a panelled bath. uPVC double glazed window to the rear aspect, fully tiled walls and tiled flooring.

## EXTERNALLY

### Gardens

A front garden with drive offering ample off road parking and side access to the rear garden.

An enclosed rear garden having a patio area, garden shed and laid to lawn area.

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

## Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

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

**Current council tax banding** D

**Current heating type** Gas

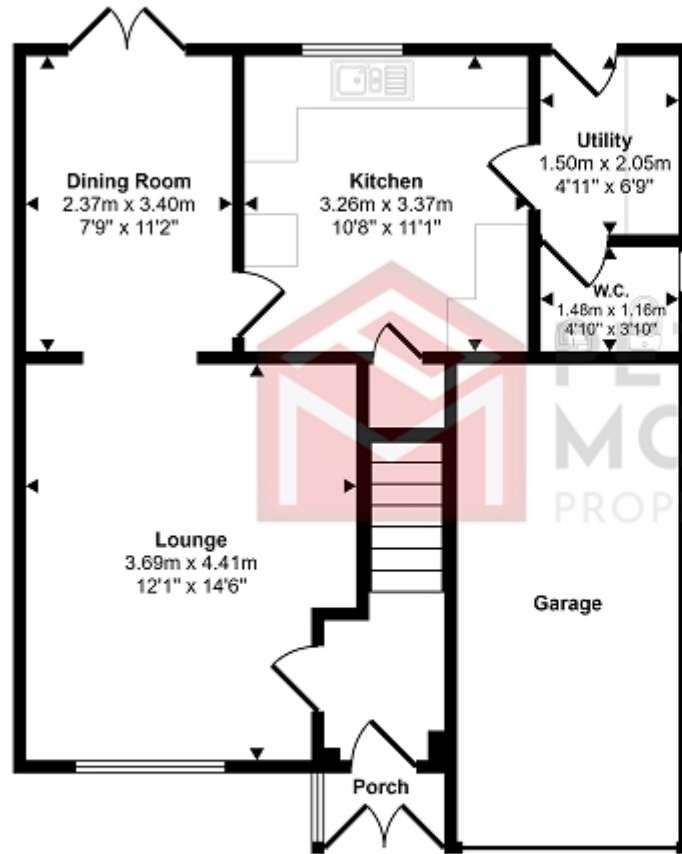
**Tenure (To be confirmed)** Freehold



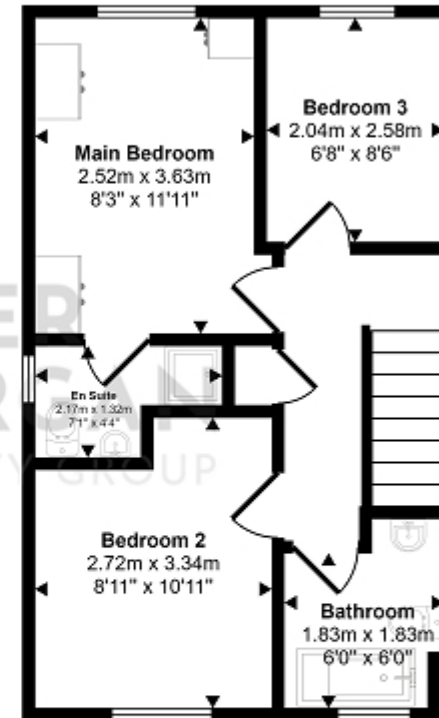




Approx Gross Internal Area  
101 sq m / 1091 sq ft



Ground Floor  
Approx 64 sq m / 686 sq ft




First Floor  
Approx 38 sq m / 405 sq ft

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+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.

### Neath Port Talbot Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Neath Port Talbot Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

### Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

### Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

### Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



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

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

