

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



57 Daphne Road, Bryncoch, Neath, Neath Port Talbot. SA10 8DU



£295,000

Main Features

- Desirable Location
- Detached Bungalow
- Freehold
- EPC - C
- Garage & Driveway
- Three Bedrooms
- Well Maintained Throughout
- Rear Garden With Decking Area
- Council Tax Band - E
- Need A Mortgage? We Can Help!

General Information

Nestled in a desirable development within a sought after village, Bryncoch. This bungalow has been well maintained throughout, comprising of a kitchen, dining room, lounge, bathroom and three bedrooms, also benefitting from off road parking, garage and an attractive rear garden with decking area and matured shrubs.

Ideally located close to local amenities such as Blaenhonddan Primary School, The Bryncoch inn, walking distance to Neath College and Dwr-y-felin Comprehensive School, whilst also having easy access Neath Town Centre, A465 and the M4 corridor.

Bungalows in this area in a high demand therefor an early viewing is highly recommended.

Please visit our new and improved site for more information!

GROUND LEVEL

Entrance Hallway

Radiator, carpeted flooring and steps leading to further hallway.
Doors to;

Lounge

Radiators, feature fireplace housing electric fire, UPVC double glazed sliding door to rear garden.

Dining Room

UPVC double glazed window, UPVC double glazed sliding doors to side patio area, radiator and laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated oven. gas hob with extractor fan over, radiator, ceramic tiled flooring and tiled walls.

Bedroom One

uPVC double glazed box window, radiator, carpeted flooring and fitted wardrobes with sliding doors.

Bedroom Two

Two uPVC double windows to front aspect, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window to the rear aspect, radiator, carpeted flooring and fitted wardrobe with sliding doors.

Bathroom

Comprising of a low level WC, panelled bath, shower cubicle and pedestal wash hand basin. uPVC double glazed window, fully tiled walls, radiator and carpeted flooring.

EXTERNALLY

Rear Garden

A front garden laid to lawn with matured shrubs and driveway.

A rear garden with deck area and laid to lawn area with mature shrubs and trees backing onto wooded area and side patio area.

Garage

Housing a combi boiler serving domestic hot water and gas central heating.

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)

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

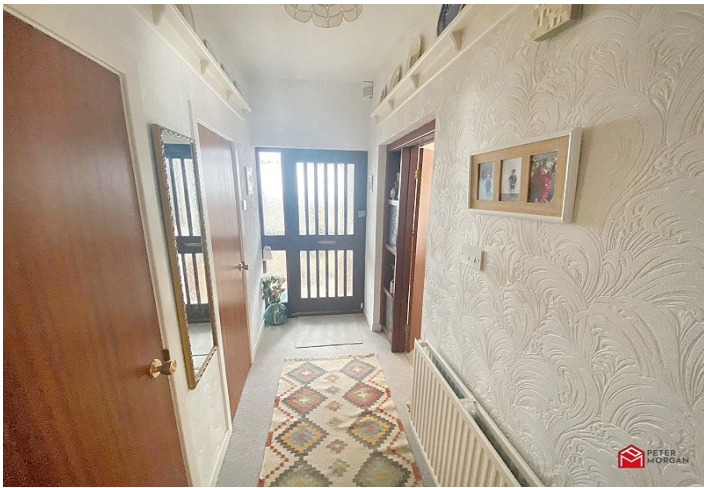
Utilities

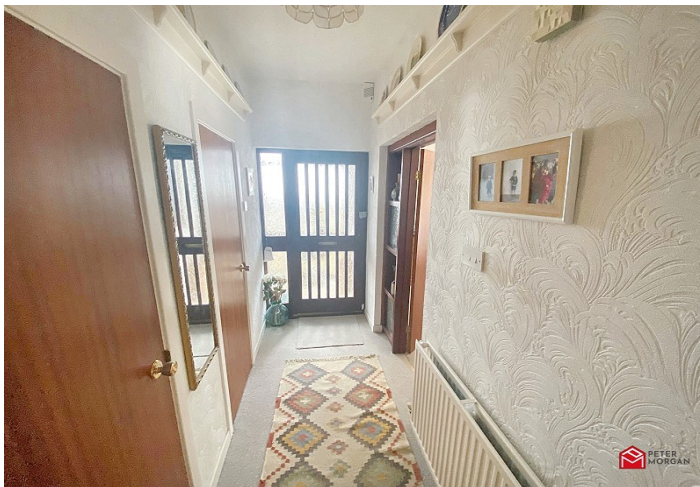
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding E


Current heating type Gas

Tenure (To be confirmed) Freehold







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(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 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
03300 563 555

