

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



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



£280,000

Main Features

- Desirable Location
- Well Maintained Throughout
- Detached Family Home
- Off Road Parking
- Three Bedrooms
- Freehold
- EPC - TBC
- Gas Central Heating
- Excellent Transport Links
- Need A Mortgage? We Can Help!

General Information

This well-presented detached family home, features three bedrooms and two bathrooms, including an En-suite for added convenience. The property offers a generous reception room and is situated in a desirable location with off-road parking available. It is designed to suit family living with a spacious layout. This home is being sold with no onward chain, simplifying the buying process for interested parties.

Inside, the house is fitted with double-glazed windows and a gas heating system, ensuring comfort throughout the year. The main bathroom is equipped with a bath, shower, toilet, and basin, all finished in clean, neutral tiles. The bedrooms and living areas are designed to maximize space and natural light.

The property boasts an attractive exterior with well-maintained landscaping. The front offers off-road parking available for multiple vehicles. The private rear garden is designed for both relaxation and recreational activities, featuring a patio area, artificial grass, and a greenhouse for gardening enthusiasts.

For outdoor enthusiasts, the property is close to Dyffryn Ponds River Clydach, a local hiking area perfect for leisurely walks and enjoying nature. This combination of local amenities and recreational opportunities makes the property a suitable choice for various lifestyles. Situated on a highly regarded, sought after area of Bryncoch, within close 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.

GROUND FLOOR

Study

uPVC double glazed window to front aspect, wood-effect flooring and radiator.

Lounge

uPVC double glazed window to front aspect, wood effect flooring and radiator. Arch to;

Dining Room

uPVC double glazed patio doors, wood effect flooring and radiator.

Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window, breakfast bar, tiled flooring, space for cooker, space for fridge freezer and patio doors to access rear garden.

Utility

Plumbing in place for washing machine, tiled flooring and uPVC door to access rear.

W.C.

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. Tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

uPVC double glazed window, carpeted flooring and radiator.

En Suite

Comprising of a low level WC, wash hand basin and bath with shower over. Tiled flooring and radiator.

Bedroom Two

Dual uPVC double glazed windows to front aspect, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three

uPVC double glazed window to rear aspect and fitted wardrobes.

Family Bathroom

Comprising of a low level WC, wash hand basin and shower with bath over. uPVC double glazed window to rear aspect, wood affect flooring and radiator.

EXTERNALLY

Gardens

Tarmac offer an off-road parking, patio to front door with Astroturf, mature, hedges and decorative stones.

Enclosed rear garden with patio and area of lawn, additional area of raised patio, range of mature plants and trees and green house.

Please note that there is a Tree Preservation To The Rear.

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 D

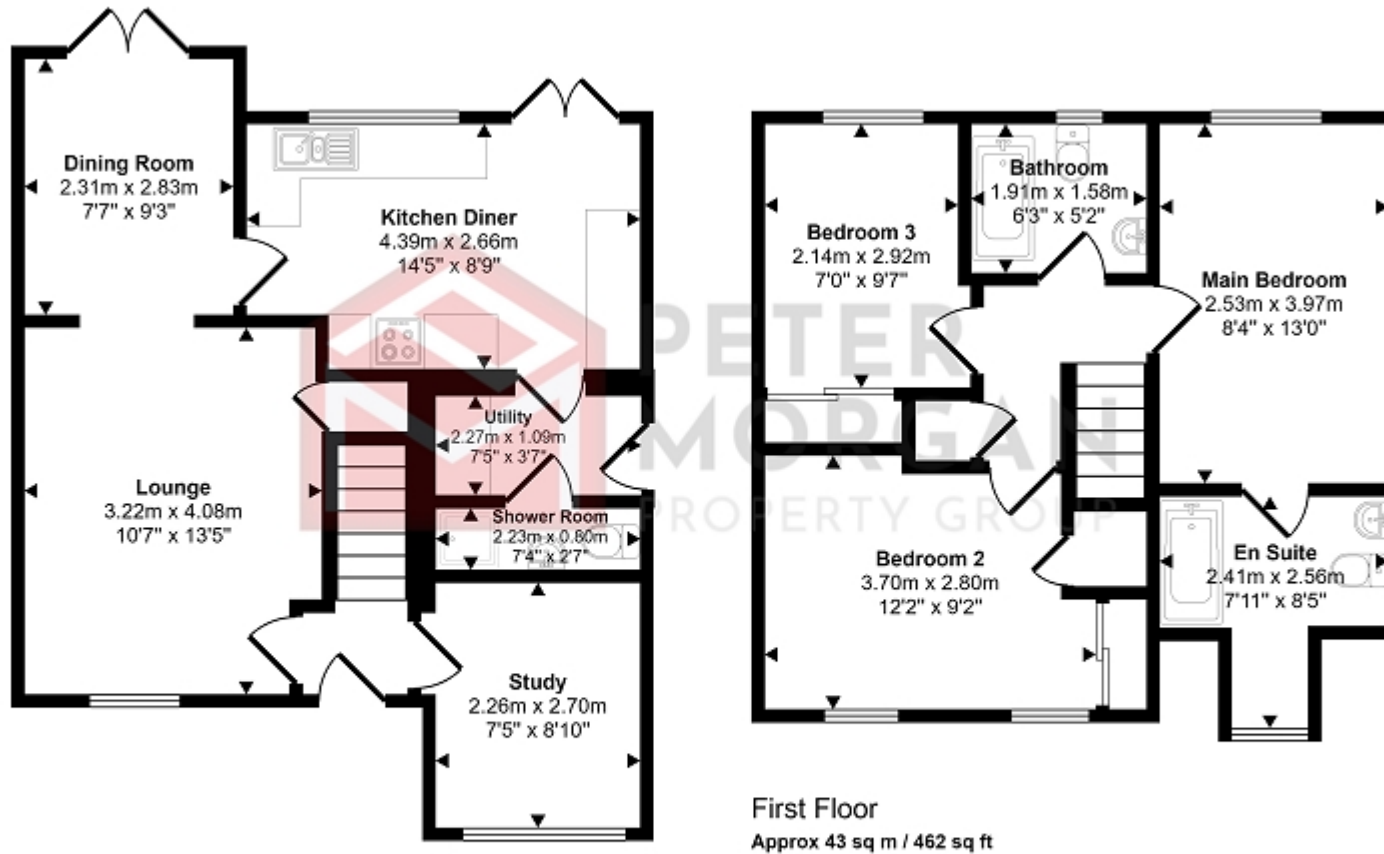
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
91 sq m / 983 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+) A		
(81-91) B		
(69-80) C		
(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.

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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.



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