

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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 PETER MORGAN  
PROPERTY GROUP

**Bryn Ffynnon Ystradfellte Road, Pont Nedd Fechan, West Glamorgan. SA11 5UW**



**PETER MORGAN**

**£430,000**

### **Main Features**

- Detached Family Home
- Semi-Rural Setting
- Freehold
- Country Side Views
- Off Road Parking & Garage
- Master Bedroom With En-suite
- Close To Sgwd Gwladys Water Falls
- Easy Access To The A465
- EPC - C
- Need A Mortgage? We Can Help!

### **General Information**

This detached family home is set in a semi-rural setting, providing a tranquil environment with stunning countryside views. The property features four bedrooms and two bathrooms, offering ample space for family living. There are three reception rooms, which can be utilized for various activities or relaxation. It boasts a freehold status and offers off-road parking along with a garage, ensuring convenience for residents and visitors alike.

The external layout is marked by well-maintained gardens, featuring landscaped areas and pathways that enhance the property's appeal. A distinct feature is the series of stone-styled pathways leading through the garden, providing easy access to the various zones of the outdoor space. The gardens are complemented by surrounding stone walls that add character and provide some privacy.

Located close to Sgwd Gwladys waterfalls, residents have easy access to natural recreational activities. This area is popular for hiking, particularly within the nearby Waterfall Country, where numerous scenic trails can be explored. The property offers a unique opportunity for outdoor enthusiasts to indulge in walking or hiking, with beautiful landscapes as a backdrop. In addition to its natural surroundings, the property is conveniently situated near local dining options such as The Angel Inn and The Old White Horse Inn, which provide a range of culinary experiences. The Waterfall Centre is another nearby attraction that draws visitors, enhancing the community atmosphere, also having excellent transport links and access to the A465.

### **GROUND FLOOR**

#### **Entrance Porch**

Wooden door to front, radiator and tiled flooring.

#### **Entrance Hallway**

Radiator, tiled flooring, radiator and carpeted stairs to first floor.  
Doors to;

#### **W.C.**

Comprising of a low level WC and wash hand basin. Wooden double glazed window to side aspect, radiator and tiled flooring.

#### **Study**

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

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. Wooden window to rear aspect, 'Rayburn' for cooking and heating, integrated electric hob, cooker hood, integrated electric oven, space and plumbing in place for a washing machine, space and plumbing in place for dishwasher, radiator, tiled flooring and wooden door to access the rear.

#### **Lounge Area**

Dual double glazed windows, radiator and carpeted flooring.  
Through to;

#### **Dining Area**

Double glazed window to front aspect, carpeted flooring and radiator.

## FIRST FLOOR

### Landing

Double glazed wooden window to front aspect, radiator, radiator, carpeted flooring, airing cupboard and access to the loft above.

Doors to;

### Bedroom Three

Double glazed window to rear aspect, carpeted flooring and radiator.

### Bedroom Four

Double glazed wooden window to front aspect, radiator and carpeted flooring.

### Bathroom

Comprising of a low level WC, wash hand basin, bath and shower cubicle.

Double glazed wooden window to rear aspect, extractor fan, heated towel rail, fully tiled walls, vinyl flooring and 115v-230v shave point.

### Bedroom One

Dual wooden double glazed windows, radiator, carpeted flooring and built in wardrobes.

### En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. Fully tiled walls, towel radiator, vinyl flooring and extractor fan.

### Bedroom Two

Double glazed window to rear aspect, radiator and carpeted flooring.

## EXTERNALLY

### Gardens

Enclosed front and side landscaped gardens with driveway offering off road parking and access to garage.

Rear patio area with side access to front.

### 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 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** F

**Current heating type** Gas

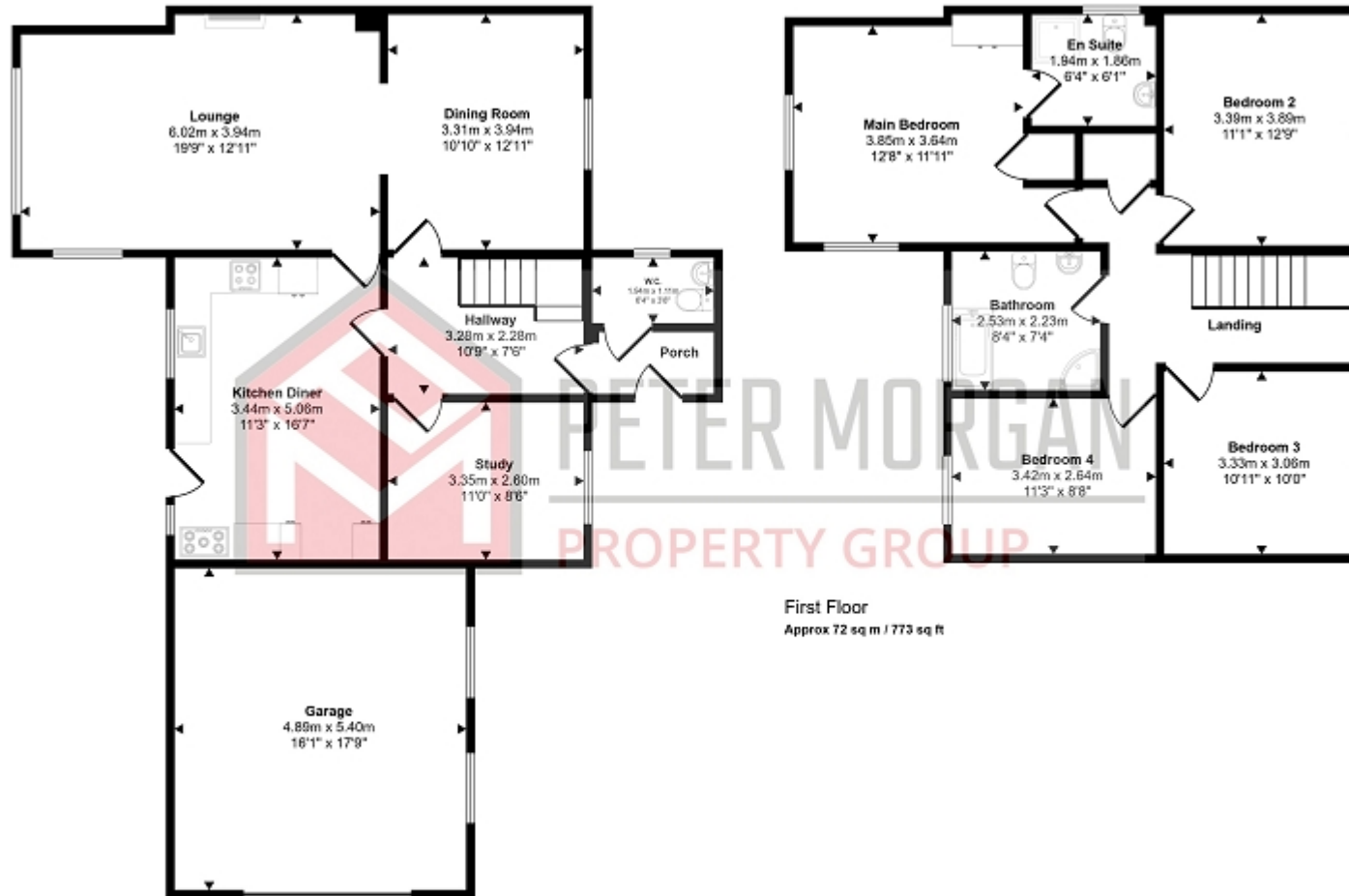
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
178 sq m / 1698 sq ft



First Floor  
Approx 72 sq m / 773 sq ft

Ground Floor  
Approx 105 sq m / 1125 sq ft





# Bryn Ffynnon Ystradfellte Road, Pont Nedd Fechan, West Glamorgan. SA11 5UW

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(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.

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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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