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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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Lettings & Financial

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The Telegraph



PETER MORGAN

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

£325,000

Main Features

- Desirable Location
- Detached Family Home
- Well Maintained Throughout
- Freehold
- Four Bedrooms
- Main Bedroom Having En-suite
- Off Road Parking & Garage
- EPC - C / Council Tax Band - D
- No Onwards Chain
- Need A Mortgage? We Can Help!

General Information

Nestled in a quiet Cul-De-Sac, this attractive detached family home comprising of two reception rooms, kitchen, utility and separate WC to the ground floor and four 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 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

Entrance Hallway

Laminate flooring, radiator and stairs to first floor.

Lounge

uPVC double glazed window to front aspect, radiator, laminate flooring and under stairs storage cupboard.

Dining Room

uPVC French doors to access rear garden. radiator and laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated hob, electric oven, cooker hood over, part tiled walls, radiator and wood-effect flooring.

Door to;

Utility Room

Plumbing in place for washing machine, space for tumble dryer, extractor fan and combi boiler serving domestic hot water and gas central heating.

W.C.

Comprising of a low level WC and wash hand basin. uPVC Frosted window, radiator and laminate flooring.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.

Doors to;

Bedroom One

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

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. uPVC Frosted window to front aspect, fully tiled walls, towel radiator and tile effect vinyl flooring.

Bedroom Two

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

Bathroom

Comprising of a low level WC, bath with mixer tap and wash hand basin. uPVC Frosted window to rear aspect, part tiled walls, radiator and carpeted flooring.

Bedroom Four

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

Bedroom Three

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

Garage

Power lighting, up and over door.

EXTERNALLY

Gardens

Enclosed rear garden with decking, and patio laid 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 (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

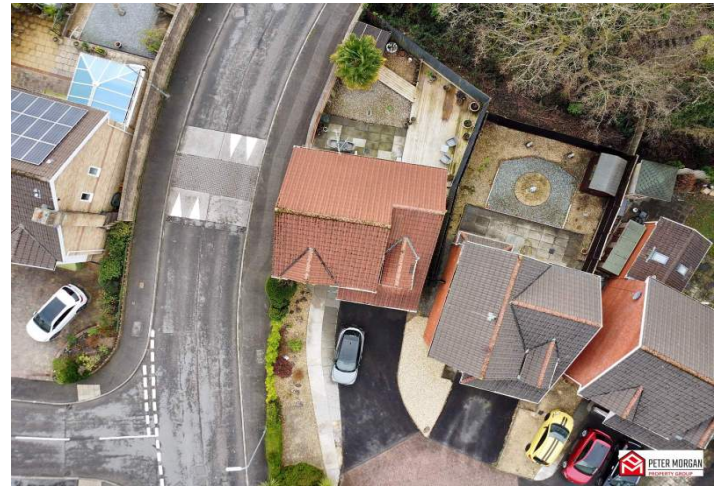
Utilities

Current council tax banding D

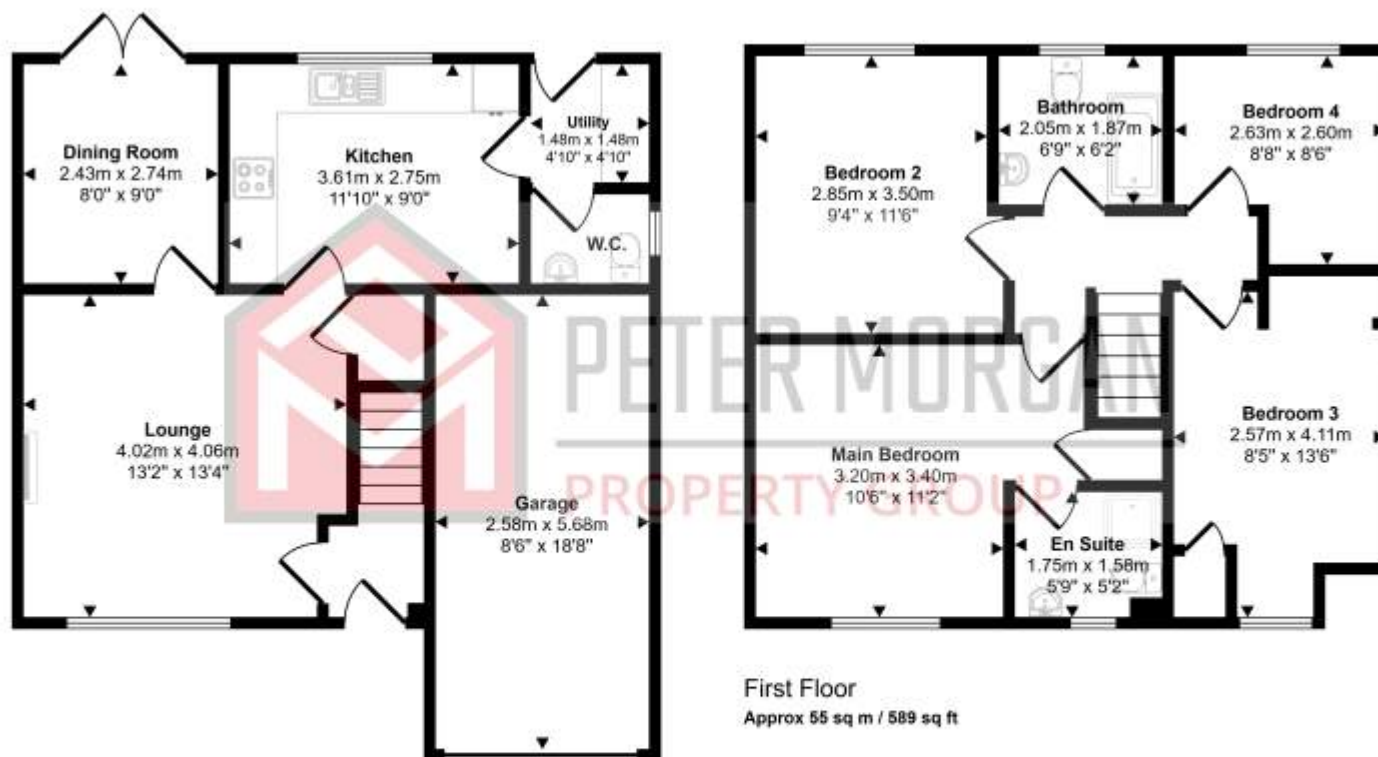
Current heating type Gas

Tenure (To be confirmed) Freehold





Approx Gross Internal Area
113 sq m / 1217 sq ft



Ground Floor
Approx 58 sq m / 628 sq ft

First Floor
Approx 55 sq m / 589 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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