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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN

**5 Brynglas, Bryncoch, Neath, West Glamorgan, SA10 7TB**

**£450,000**

### Main Features

- Extended Detached Family Home
- Highly Sought After Location
- Freehold
- Four Bedrooms, Master Having En-suite
- Immaculately Presented Throughout
- Three Reception Rooms & Conservatory
- Family Kitchen With Separate Utility
- Ample Off Road Parking & Rear Garden With Woodland Area
- EPC - TBC / Council Tax Band - D
- Need A Mortgage? We Can Help!

### General Information

This extended detached family home features four bedrooms, including a master suite with En-suite facilities. The property is situated in a highly sought-after location, providing a blend of peace and accessibility. Key amenities include three reception rooms and a conservatory, offering ample space for family gatherings or entertaining guests.

Externally, the property boasts off-road parking, adding convenience for residents. A well-maintained garden, with landscaped areas, provides a perfect outdoor space. The rear garden is tiered, allowing for various uses, and includes a mix of patio and lawn areas, enhancing the outdoor living experience, also boasting further woodland area.

Ideally located close to the Local Primary School, Bryncoch RFC, Bryncoch Inn restaurant, the popular Dyffryn Arms, excellent transport links, woodland walks and easy access to the A465 and M4 corridor.

### GROUND FLOOR

#### Entrance Hallway

uPVC door to front, laminate flooring, radiator and stairs to first floor.

#### W.C.

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

#### Lounge

uPVC double glazed window to front aspect, radiator, carpeted flooring and feature fireplace with gas fire.

#### Reception Room

Carpeted flooring and uPVC French doors to access security.

#### Conservatory

uPVC double glazed window to rear and side, tiled flooring, radiator and French doors to access rear garden.

#### 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, integrated dishwasher, electric hob with cooker hood over, integrated fridge freezer, part tiled walls and tiled flooring.

Door to;

#### Dining Room

uPVC double glazed window to front aspect, laminate flooring and uPVC French doors to access rear.

#### Utility Room

Fitted work tops with space over with inset stainless steel sink with mixer tap. uPVC window to front aspect, plumbing in place for washing machine and free standing tumble dryer, towel radiator. extractor fan and tiled flooring.

Door to;

### Store Room

uPVC window to rear aspect, tiled flooring and combi boiler serving domestic hot water and gas central heating.

### Workshop

Upvc barn doors to front  
Upvc French doors to rear  
Concrete floor with power and lighting

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.  
Doors to;

### Bedroom One

uPVC window to rear aspect, radiator, laminate flooring and built in wardrobe.

### En Suite

Comprising of a low level WC, shower cubicle, wash hand basin with fitted bathroom suite containing storage cupboards and vanity mirror with spot lighting. uPVC Frosted window to front aspect, tiled flooring, extractor fan, tiled walls and towel radiator.

### Bathroom

Comprising of a low level WC, wash hand basin with storage, bath with shower screen and shower radiator. uPVC Frosted window to rear aspect, tiled walls, tiled flooring, extractor fan, towel radiator and double storage cupboard.

### Bedroom Three

uPVC window to rear aspect, radiator, laminate flooring and fitted wardrobes.

### Bedroom Two

uPVC window to front aspect, radiator, laminate flooring, double fitted wardrobes and dual drawers.

### Bedroom Four

uPVC window to front aspect, radiator, laminate flooring and over stairs storage cupboard.

### 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 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** D

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





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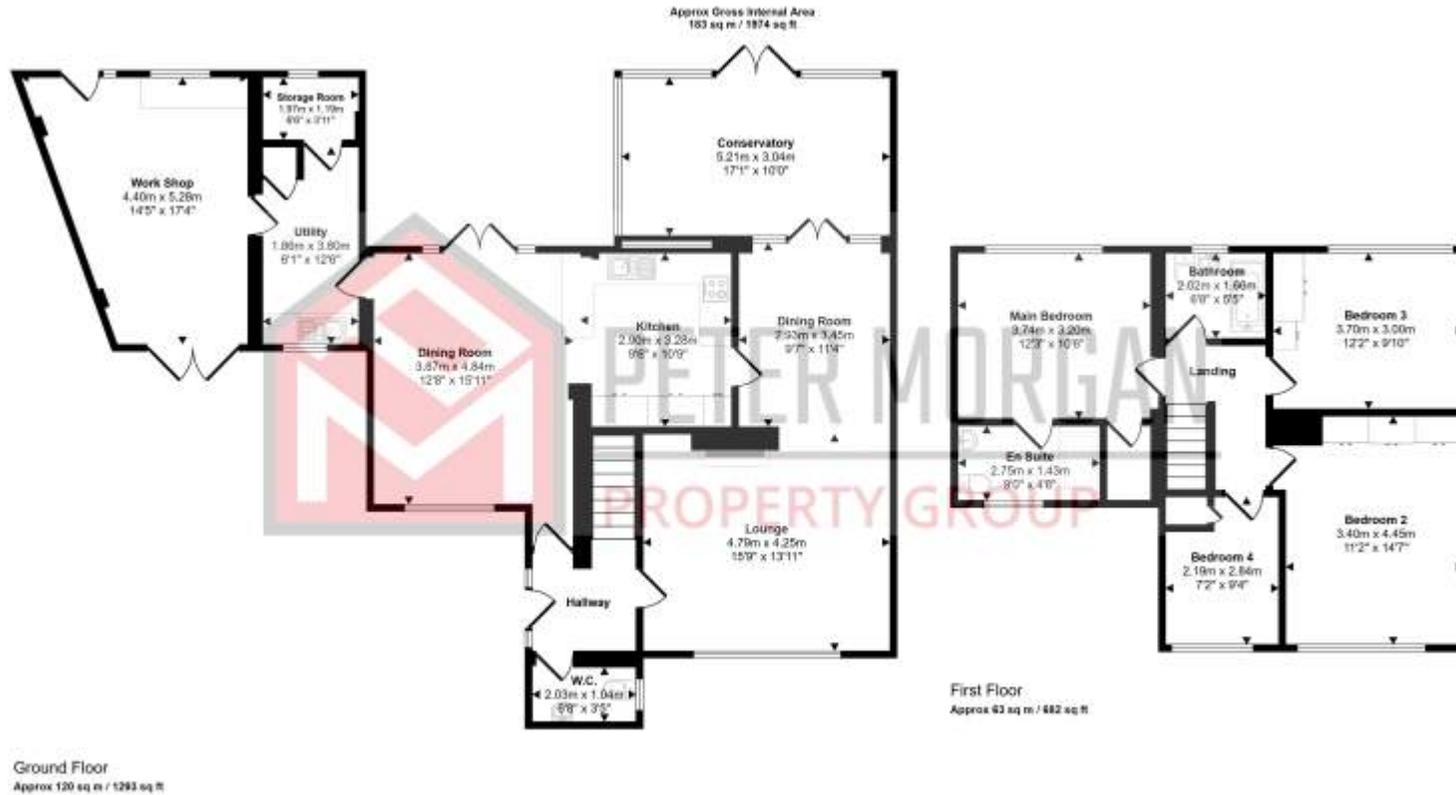
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representative only and may not look like the real items. Made with Made Stuppy 360.

# 5 Brynglas, Bryncoch, Neath, West Glamorgan, SA10 7TB

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

npt@petermorgan.net  
lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

## Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Talbot Green Hub

talbotgreen@petermorgan.net  
lettingstg@petermorgan.net

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

## Carmarthen Hub

carmarthen@petermorgan.net  
lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

## Cardiff Hub

cardiff@petermorgan.net  
lettingscd@petermorgan.net

144 Crwys Road,  
Cathays  
Cardiff  
CF24 4NP

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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.

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

**www.petermorgan.net**  
**03300 563 555**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

