

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



2 Cae Derw, Bryncoch, Neath, Neath Port Talbot. SA10 7FG



**Offers Over £280,000**

## Main Features

- Sought After Location
- Immaculately Presented Detached Property
- Double Driveway
- Garage Conversion
- Conservatory
- Freehold
- EPC - TBC
- Gas Fired Heating
- Council Tax Band D
- Need A Mortgage? We Can Help!

## General Information

This detached property, located in the sought after area of Bryncoch, is the perfect family home, and we expect a high demand of interest so an early viewing is highly recommended!

Internally the property offers a welcoming hallway, three reception rooms, conservatory, family kitchen/diner, utility area and shower room to the ground floor and three bedrooms and family bathroom to the first floor, also benefitting from a double driveway to the front, an enclosed rear garden and under floor heating to the kitchen, dining area and conservatory.

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.

## Mortgage Advice

PM Financial is the mortgage partner within 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 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage).

## GROUND FLOOR

## Entrance Porch

Enter through a uPVC door, uPVC window to the side aspect and tiled flooring.

## Hallway

Tiled flooring, radiator and stairs to the first floor.

Doors to;

## Bedroom Three/Study

(Garage conversion)

uPVC double glazed window to the front aspect, led spotlights, tiled flooring, radiator and a built in storage cupboard.

## Lounge

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

## Dining Area

Tiled flooring and radiator.

## Kitchen

A family kitchen appointed with a range of matching wall and base units with wood effect work tops over and a ceramic sink with mixer tap. Built in cooker with gas hob and fan over, integrated dishwasher, integrated fridge freezer, tiled flooring, radiator and a storage cupboard.

Door to;

## Utility Room

Appointed with matching wall and base units with wood effect work tops over and an stainless steel sink with mixer tap. Plumbing in place for a washing machine and a uPVC door to access the rear garden.

Door to;

### **Shower Room**

Comprising of a low level WC, vanity wash hand basin and a double shower cubicle with glass panel. uPVC window to the side aspect, inset ceiling spotlights, tiled flooring and a heated chrome towel rail with mixer tap.

### **Conservatory**

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

## **FIRST FLOOR**

### **Landing**

Carpeted flooring, airing cupboard and access to the loft above.  
Doors to;

### **Bedroom Four**

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

### **Bedroom One**

uPVC double glazed windows to the rear, carpeted flooring, radiator and a built in wardrobe.

### **Bedroom Two**

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

### **Bathroom**

Comprising of a low level WC, pedestal wash hand basin and a 'P' shaped bath with glass screen and shower over. uPVC frosted double glazed window to the front aspect, vinyl flooring, fully tiled walls and a heated chrome towel rail.

## **EXTERNALLY**

### **Gardens**

A front driveway offering ample off road parking with side access to the rear garden.

A peaceful enclosed rear garden with a decorative stone area, matured shrubs and a garden shed.

### **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

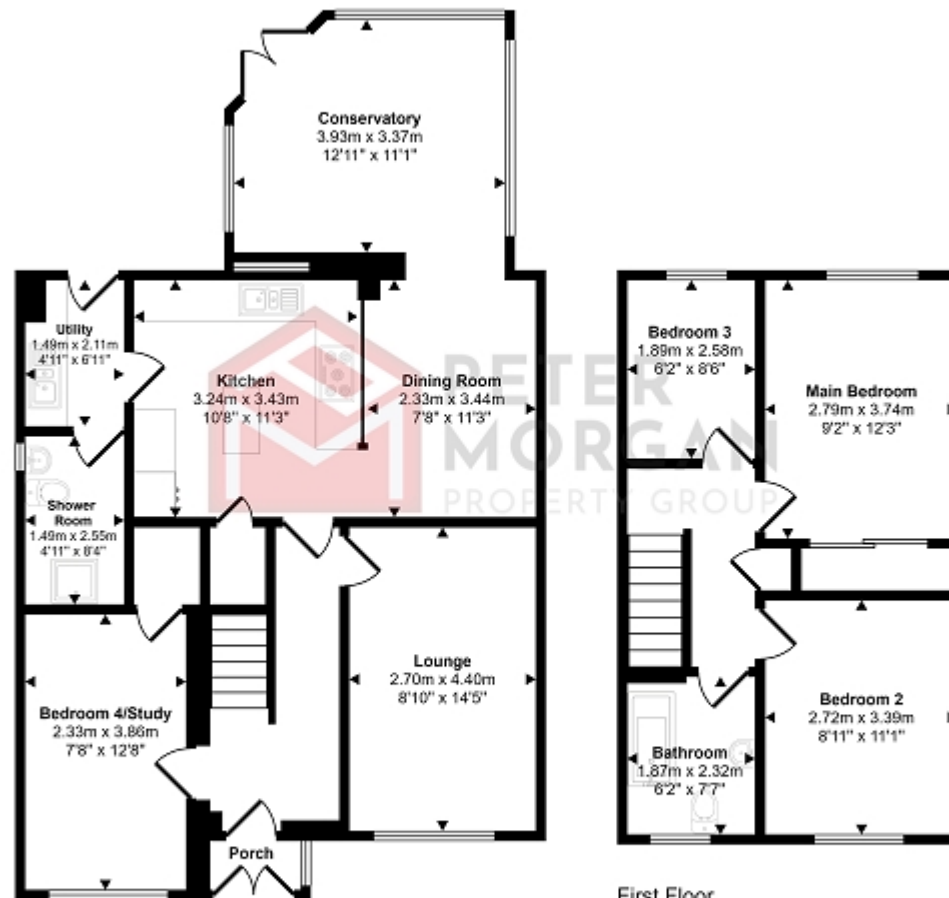
**Tenure (To be confirmed)** Freehold








Approx Gross Internal Area  
115 sq m / 1239 sq ft



Ground Floor  
Approx 77 sq m / 824 sq ft

First Floor  
Approx 39 sq m / 415 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+) <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 ?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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# PETER MORGAN

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