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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN

**4 Bryn Eglwys, Bryn, Port Talbot, Neath Port Talbot. SA13 2RQ**

**£599,950**

### Main Features

- Desirable Detached Property Set On A Larger Plot Than Average
- Gated Driveway Offering Substantial Off Road Parking And Garage
- Freehold
- Five Bedrooms & Two En-Suite's
- Sought After Semi-Rural Location
- EPC - C
- Versatile Accommodation Throughout
- Traditional Decor
- Four Reception Rooms
- Need A Mortgage? We Can Help!

### General Information

With NO ONWARDS CHAIN! This desirable detached house, offers a substantial living space, featuring five bedrooms two of which En-suite and family bathroom. With a total of four reception rooms, the property presents ample room for family living or entertaining guests. The house is set within a gated driveway that provides secure off-road parking, including a garage.

The exterior of the property showcases a modern design with traditional elements. The house is strategically positioned within a cul-de-sac, enhancing privacy and creating a peaceful environment. The gated entrance leads to a spacious driveway that accommodates multiple vehicles, ensuring convenience for residents and visitors.

Inside, the house boasts a well-appointed kitchen with modern appliances and a practical layout. The kitchen features stone accents that add character and warmth to the space. Additional windows allow for natural light to permeate the room, creating a welcoming atmosphere.

The reception areas within the home are designed for both comfort and functionality. The main living room includes an attractive stone fireplace, providing a focal point and a cozy ambiance. The flow between the reception rooms is conducive to versatile use, accommodating varied activities throughout the day.

The property is conveniently located near several key amenities. A local bar is within reach for social gatherings, while nearby medical practices offer essential healthcare services. Additionally, the proximity to a nature reserve provides opportunities for outdoor activities, enhancing the overall appeal of the location, also having easy access link to the A465 and M4 corridor.

### GROUND FLOOR

#### Hallway

Enter through a uPVC door, wooden flooring, radiator, stairs to the first floor and under stairs storage cupboard.

#### W.C.

Comprising of a low level WC and wash hand basin. uPVC Frosted window to the front aspect, radiator and wooden flooring.

#### Reception Room Three

uPVC window to the front aspect, radiator and wooden flooring.

#### Office

uPVC window to the side aspect, carpeted flooring and radiator.

#### Reception Room One

Dual uPVC window to the side aspect, carpeted flooring, radiator and Log burner  
uPVC French door to rear.

## **Kitchen**

Appointed with a range of wooden wall and base units with work tops over and kitchen island with inset sink and mixer tap. uPVC window to rear aspect, feature stone surround with cooker hood, built in dishwasher, space for free standing gas cooker, built in fridge, radiator, and tiled flooring. uPVC door to access the rear garden.

## **Utility**

Appointed with wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC door to access the rear garden, space for free standing fridge freezer, plumbing in place for washing machine, space for tumble dryer, tiled flooring and pantry housing a gas boiler serving domestic hot water and gas central heating.

## **Dining Room**

uPVC Bay window to front aspect, radiator and wooden flooring.

## **Landing**

A gallery landing with carpeted flooring, airing cupboard, radiator and access to the loft above.

Doors to;

## **Bedroom One**

Dual uPVC windows to front aspect, carpeted flooring, radiator and walk in wardrobe with radiator and carpeted flooring.

## **En Suite**

Comprising of a low level WC, vanity wash hand basin and shower cubicle. uPVC Frosted window to the side aspect, fully tiled walls, towel radiator, extractor fan, LED vanity mirror.

## **Bedroom Three**

UPVC window to rear aspect, radiator and carpeted flooring.

## **Bedroom Five**

uPVC window to rear aspect, radiator and carpeted flooring.

## **Bedroom Four**

uPVC window to rear aspect, radiator and carpeted flooring.

## **Bathroom**

Comprising of a low level WC, wash hand basin, bath and walk in shower. uPVC Frosted window to side aspect, part tiled walls, fully tiled flooring, extractor and towel radiator.

## **Bedroom Two**

uPVC window to front aspect, radiator, carpeted flooring and built in cupboard.

## **En Suite**

Comprising of a low level WC, wash hand basin and bath. uPVC Frosted window to the front aspect, towel radiator and extractor fan.

## **EXTERNALLY**

### **Gardens**

Gated driveway with substantial off road parking, large garage with space for up to 5 vehicles and path leading to laid to lawn 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](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 electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** G

**Current heating type** Gas

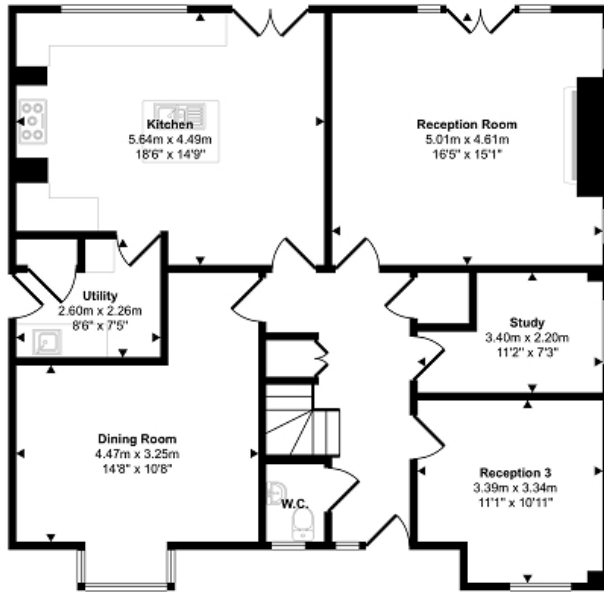
**Tenure (To be confirmed)** Freehold



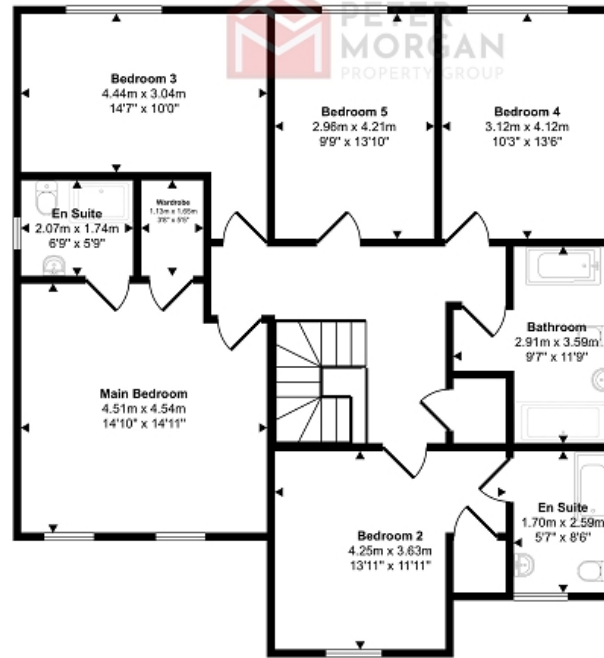




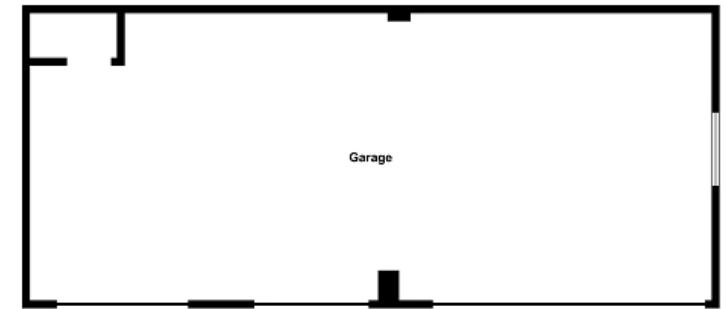
Approx Gross Internal Area  
286 sq m / 3078 sq ft



Ground Floor  
Approx 106 sq m / 1146 sq ft



First Floor  
Approx 114 sq m / 1224 sq ft




Garage  
Approx 66 sq m / 708 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.





## 4 Bryn Eglwys, Bryn, Port Talbot, Neath Port Talbot. SA13 2RQ

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	75	
(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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# PETER MORGAN



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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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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