



12 Green Hedges Caravan Park, Bryncoch SA10 7YH **Offers in the region of £85,000**

Detached Park Home
 Open Plan Kitchen/Dining Room
 Over 50s Residents Only
 Two Double Bedrooms
 En-Suite Facilities & Fitted Wardrobes
 Off Road Parking To The Rear
 EPC D63



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A		63	71	(92-100) A		62	72
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(49-54) E				(49-54) E			
(39-44) F				(39-44) F			
(29-34) G				(29-34) G			
(25-28)				(25-28)			
(21-24)				(21-24)			
(19-20)				(19-20)			
(17-18)				(17-18)			
(15-16)				(15-16)			
(13-14)				(13-14)			
(11-12)				(11-12)			
(9-10)				(9-10)			
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

KW/RO/66202/210918

DESCRIPTION

Deceptively spacious park home located within Bryncoch which is well served by local shops, schools and bus links to Neath and Swansea town centre's with good access to M4 motorway.

Ideally suited for the over 50's this two double bedroom detached park home has the benefit of dual aspect from the living room doors opening to the patio area, open plan kitchen/diner giving access to the garden. There are fitted wardrobes to both bedrooms, en-suite facilities and gas fired central heating. The low maintenance wrap around gardens offer a selection of perennials and shrubs.

To book a viewing on this ideal retirement home please contact the office.

**OPEN PLAN KITCHEN/
DINER**

Enter via double glazed door, wall and base units, 1½ stainless steel sink and drainer, plumbing for washing machine, electric oven with gas hob and extractor over, breakfast bar, 3 double glazed windows to side and rear, double doors to;

LOUNGE

Double glazed window to rear and front, double glazed door, electric flame effect fire.

HALLWAY

Airing cupboard with gas boiler providing domestic hot water and central heating.

BEDROOM ONE

Double glazed window to side, double panel radiator, fitted wardrobes, fitted drawers with window seats.

EN-SUITE

Low level WC, wash hand basin in vanity unit, single panel radiator, tiled walls, double glazed window to side elevation, shower enclosure with mains shower over head.

BEDROOM TWO

Double glazed window to rear elevation, double panel radiator, fitted wardrobes.

BATHROOM

3 piece suite comprising of low level WC, pedestal wash hand basin, panel bath, double glazed window to rear, single panel radiator.

EXTERNALLY

The property is positioned on a good sized plot with low maintenance attractive front garden and rear patio area. There is a variety of trees, shrubs and perennials.

SERVICES

Mains services are connected to the property with gas fired central heating.

VIEWING

By appointment with the selling Agents on 01792 864900 or e-mail pontardawe@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Leasehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pontardawe office proceed through the traffic lights, upon reaching the roundabout take the first exit left, straight through the 2nd mini-roundabout. At the next roundabout take the 2nd exit signposted Neath Continue on through the village of Rhos, after around a mile and a half turn just before the Dyffryn Arms pub, into the Green Hedges. Take the first left hand turning, follow the road to the end where the property will be located on the left hand side.