

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



7 Cobham Drive, Cimla, Neath, Neath Port Talbot. SA11 2BP



Offers Over £310,000

Main Features

- Immaculately Presented Throughout
- Detached Four Bedroomed Property
- Driveway Offering Off Road Parking
- Freehold
- EPC - TBC
- Modern Kitchen Diner
- Summer House
- Private Grounds
- Double & Single Extension With Planning Permission
- Need A Mortgage? We Can Help!

General Information

A beautiful modern, family home located just outside Neath Town Centre in a Popular village, Cimla. Nestled in a quiet location with private grounds, this really is the perfect family home. With spacious accommodation internally benefitting from a lounge, WC, modern kitchen diner with utility room to the ground floor and four bedrooms, En suite and bathroom to the first floor, this property also has a double and single extension with planning permission.

Close to many local amenities such as Cefn Season Comprehensive School, Best-One Convenience Store, Zafran Express, Celtic Lodge Restaurant and Gnoll Primary School, also having easy access to the A465 corridor and surrounding villages.

GROUND FLOOR

Hallway

Enter through a uPVC front door, uPVC double glazed window, tiled flooring, radiator storage cupboard and carpeted stairs to the first floor.

W.C.

Comprising of a low level WC and a featured tiled wall and basin with a sink and mixer tap. uPVC double glazed window and tiled flooring.

Lounge

uPVC double glazed Bay window, woodblock parquet flooring and radiator. Double doors to;

Kitchen/Diner

A modern kitchen diner appointed with a range of matching wall and base units with wooden works tops over and an integrated sink with mixer tap. uPVC double glazed window to the side aspect aspect, space for a double fridge freezer, integrated dishwasher, eye level integrated double oven and microwave, gas hob with extractor fan over, tiled flooring, wine cooler, island with solid wood tops over, inset ceiling spotlights and uPVC sliding doors to access the rear garden.

Door to;

Utility Room

Two uPVC double glazed window to the rear aspect, matching wooden work tops, plumbing in place for a washing machine/tumble dryer, tiled flooring and a uPVC door to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window and carpeted flooring.

Bedroom Three

uPVC double glazed window to the front aspect, radiator laminate flooring and a storage cupboard housing a gas combi boiler serving domestic hot water and gas central heating.

Master Suite

uPVC double glazed window, radiator and carpeted flooring.

Door to;

En Suite

Comprising of a pedestal wash hand basin and a shower cubicle.

Bedroom Two

uPVC double glazed window to the rear garden, radiator, laminate flooring and a storage cupboard.

Bathroom

Comprising of a vanity unit with sink and low level WC and a panelled bath with shower over. uPVC double glazed window, tiled walls and laminate flooring.

Bedroom Four

uPVC double glazed window, radiator and laminate flooring.

EXTERNALLY

Gardens

A large front garden with surround plot, driveway to side of the property leading to the garage, also having side access to the rear and side garden.

Garage

Offering off road parking and up and over door.

Council Tax

£2,119.97 - Per Annum

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)

Viewings

Strictly By Appointment Only

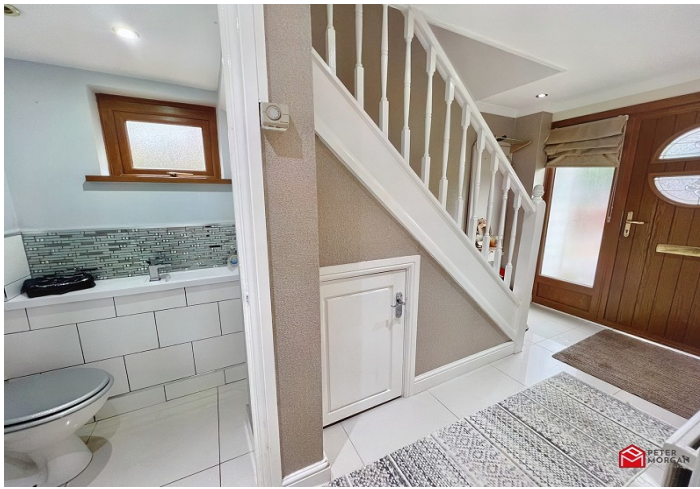
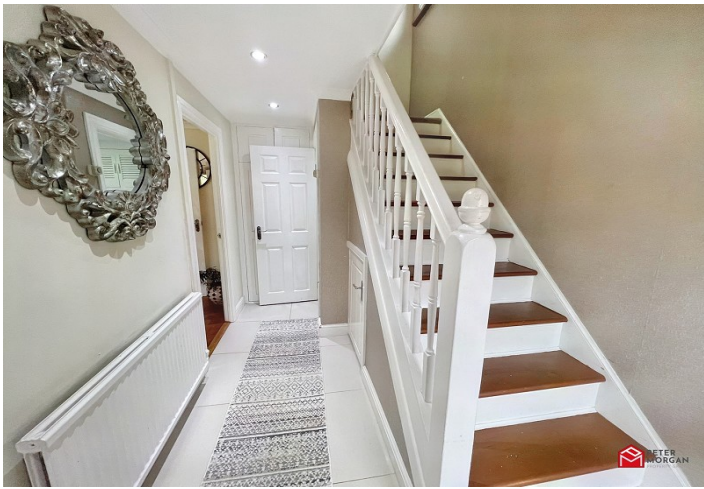
Utilities

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







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