

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



5 Rookwood Close, Neath, Neath Port Talbot. SA11 3TN



£300,000

Main Features

- Sought After Area
- Detached Three Bedroomed Property
- Driveway and Garage
- Village Location
- Two Reception Rooms
- EPC - D
- Freehold
- Gas Central Heating
- In Need Of An Update
- Need A Mortgage? We Can Help!

General Information

Offering a lot of potential, this three bedroomed property situated in the sought after area of, Cimla, amongst executive properties. Having two reception rooms, WC and kitchen to the ground floor and three bedrooms, bathroom and separate WC to the first floor. Also benefitting from gas fired heating and a driveway offering off road parking and a garage.

Located close to many local amenities such as Gnoll Primary School, Tesco Express and St Joseph's RC Primary School, whilst also having easy access to the A465 and within walking distance to Neath Town Centre.

It is very rare properties come available in this area, therefore an early viewing is highly recommended.

GROUND FLOOR

Entrance Hallway

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

Doors to;

Lounge

uPVC window to the front aspect, carpeted flooring, radiator and a uPVC door to access to the rear garden.

Living Room

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

Kitchen

Appointed with a rang of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC window to the side aspect, integrated oven, plumbing in place for a washing machine, gas hob with extractor fan over, carpeted flooring, radiator and a uPVC door to access the rear garden.

W.C.

Comprising of a low level WC and a pedestal wash hand basin. uPVC frosted window to the rear, carpeted flooring, part tiled walls and a vanity mirror.

FIRST FLOOR

Landing

uPVC window, carpeted flooring and access to the loft above.

Bedroom One

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

Separate W.C

Low level WC, carpeted flooring and a uPVC window to the front aspect and part tiled walls.

Bedroom Three

uPVC window to the front aspect, carpeted flooring, radiator and a walk in wardrobe.

Bathroom

Comprising of a pedestal wash hand basin and a panelled bath with shower over. uPVC frosted window, tiled walls and carpeted flooring and a cupboard housing a hot water tank.

Bedroom Two

uPVC door to the rear aspect, carpeted flooring and radiator.

EXTERNALLY

Garage

A brick built garage with an up and over door

Gardens

A front garden with mature shrubs and a drive way to the garage.

An enclosed rear garden with side gate access and access to the garage.

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)

Council Tax

£2,394 Annually.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

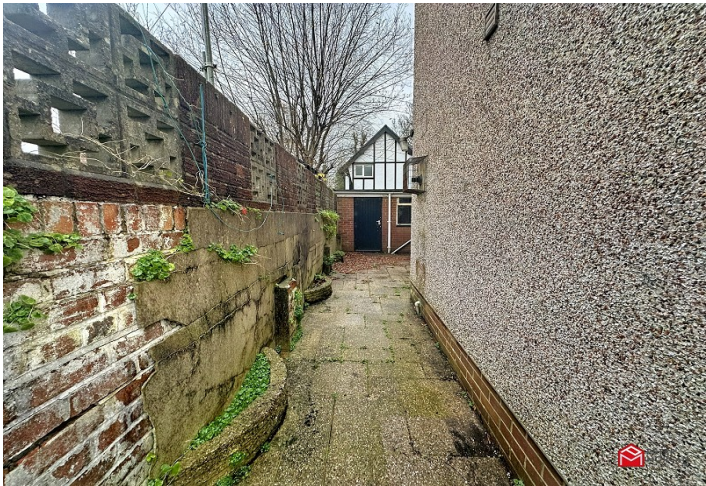
Current council tax banding F

Current heating type Gas

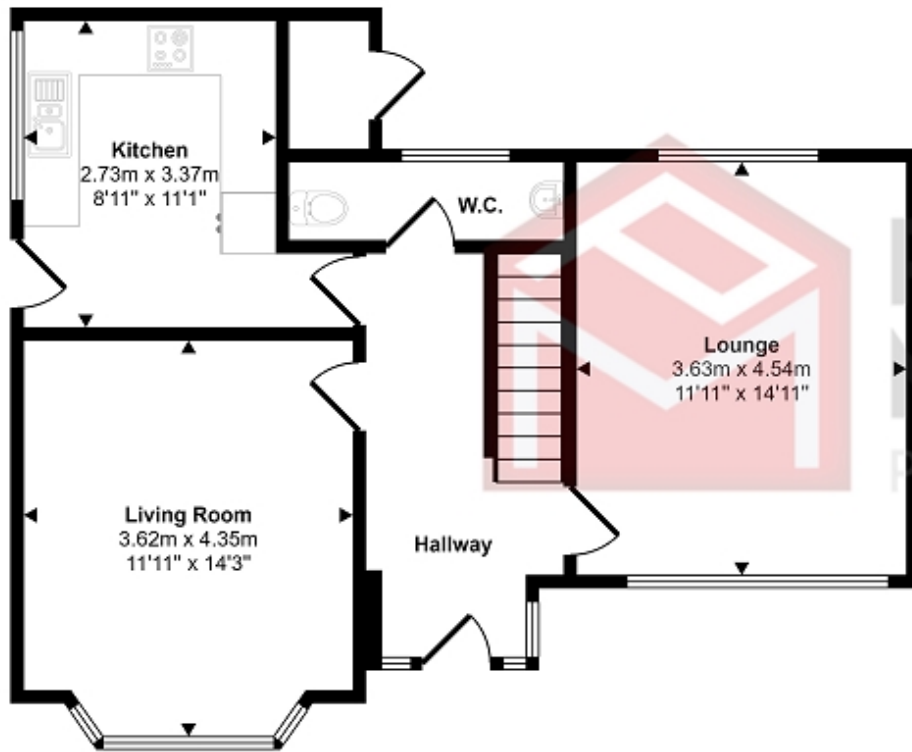
Tenure (To be confirmed) Freehold



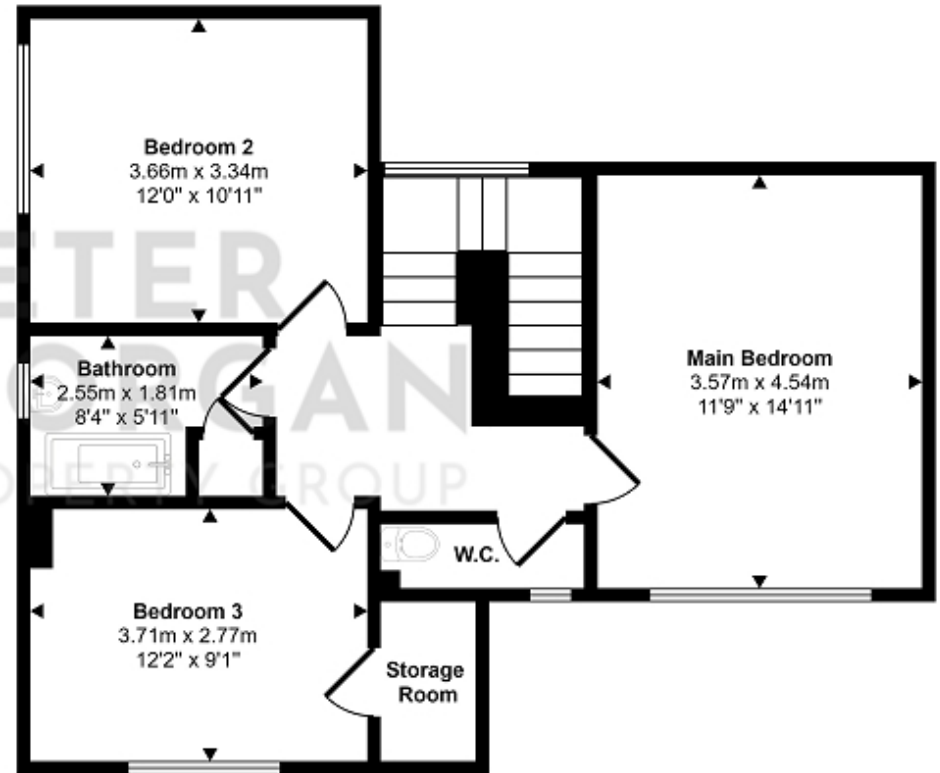




Approx Gross Internal Area
118 sq m / 1265 sq ft



Ground Floor
Approx 57 sq m / 616 sq ft



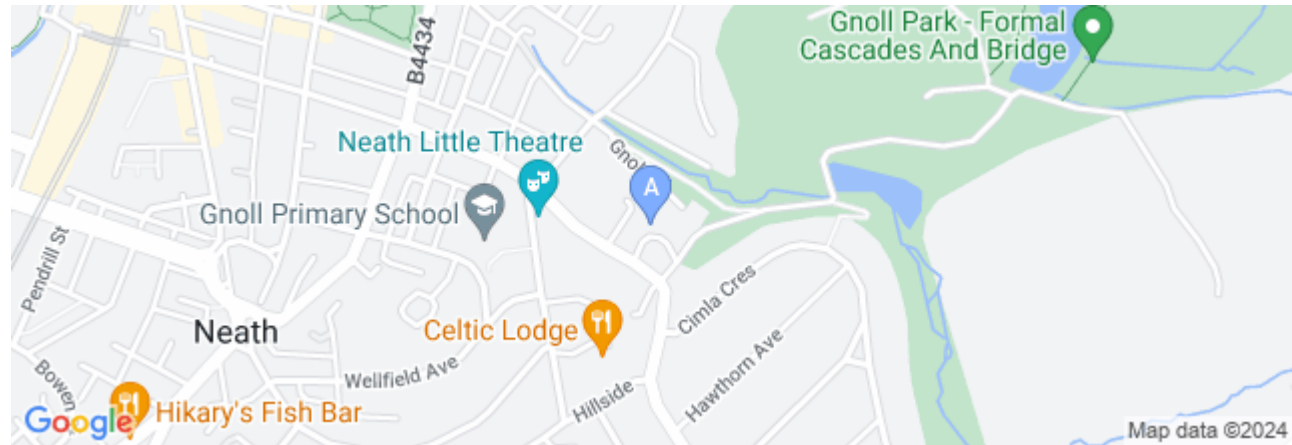
First Floor
Approx 60 sq m / 649 sq ft

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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(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 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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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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