

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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The Telegraph



77 Ridgewood Gardens, Cimla, Neath, Neath Port Talbot. SA11 3QX



PETER MORGAN

£240,000

Main Features

- Detached Bungalow
- Quiet Village Location
- Three Bedrooms
- Driveway and Garage
- Gardens to Front and Rear
- EPC C
- Council Tax D
- Close To Neath Town Centre
- Gas Fired Heating
- Need A Mortgage? We Can Help!

General Information

A detached three bedroom bungalow in the sought after location of Ridgewood Gardens. The property comprises of an entrance porch, one reception room, kitchen with access to the rear garden, a bathroom, shower room, three bedrooms, off road parking and an enclosed rear garden. Situated close to many local amenities, Neath Town Centre, Cefn Season Comprehensive School and Tesco Express, whilst also having easy access to the A465 and M4 corridor. Early viewing is recommended as this is a rare opportunity to purchase a bungalow in this area.

GROUND FLOOR

Through uPVC double glazed door to;

Entrance Porch

uPVC double glazed window to the side aspect with vinyl flooring and access to;

Reception Room

uPVC double glazed window to the front aspect with electric fireplace, radiator, serving hatch to kitchen, carpeted flooring and access to;

Hallway

Two storage cupboards, radiator and carpet with access to;

Kitchen

Appointed with range of matching wall and base units with fitted oven, grill, electric hob and extractor hood. Built in fridge freezer, cupboard with space and plumbing for washing machine, uPVC double glazed door and window to the side aspect and tiled flooring.

Bedroom One

uPVC double glazed window to the rear aspect with built-in cupboard, radiator and carpet.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator, carpet and access to loft through hatch opening.

Bedroom Three

uPVC double glazed window to the rear aspect with radiator and carpet.

Shower Room

Comprised of single shower cubicle with electric shower, towel rail, fully tiled walls and flooring with uPVC double glazed frosted window to the side aspect.

Bathroom

Comprised of low-level WC, wash hand basin with vanity mirror, bath with mixer taps and shower, fully tiled walls and flooring, towel rail, radiator and uPVC double glazed frosted window to the side aspect.

EXTERNALLY

To Front

Driveway leading to garage with decorative stone area and side gate access to rear.

To Rear

Decorative stone and patio area with small lawn enclosed by fencing.

Garage

Offering off road parking with an up and over door.

Mortgage Advice

Outhouse 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).

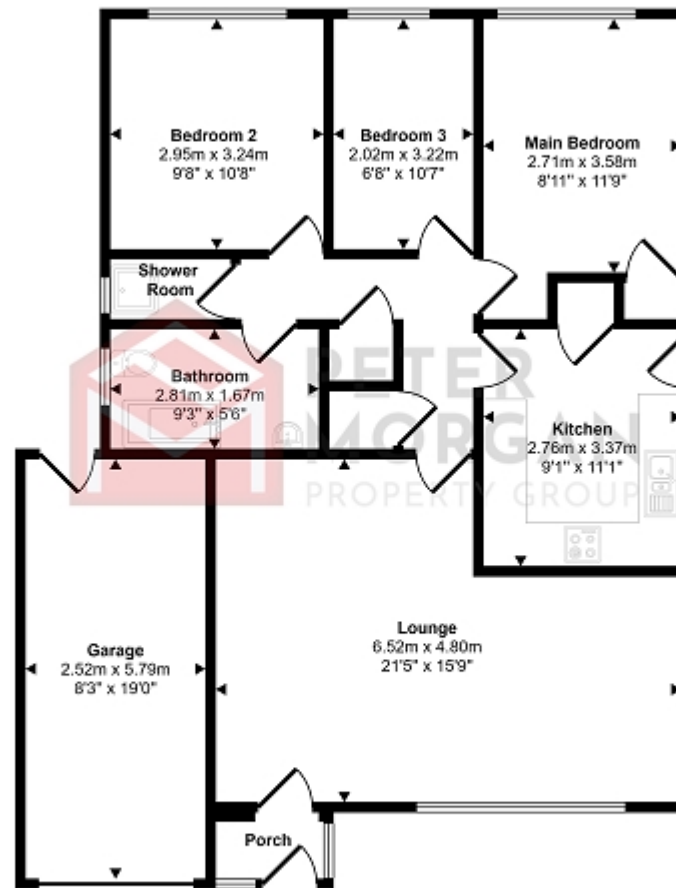
Current council tax banding D

Current heating type Communal

Tenure (To be confirmed) Freehold




Approx Gross Internal Area
98 sq m / 1055 sq ft



Floorplan

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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