

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



**£200,000**

## Main Features

- No Onwards Chain
- Semi-Detached Bungalow
- Freehold
- EPC - D
- Garage & Driveway
- Gas Central Heating
- Enclosed Rear Garden
- Quiet Location
- Need A Mortgage? We Can Help!

## General Information

With no onwards chain, this charming two bedroomed bungalow is situated in the sought after area of Cimla. Internally offering a kitchen diner, lounge, two bedrooms and a bathroom. Externally there is off road parking to the rear with a separate garage and an enclosed rear garden, with garden shed boasting mountain views.

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. We expect a high demand of interested therefore an early viewing is highly recommended.

## GROUND FLOOR

### Entrance Porch

Enter through a uPVC, wooden flooring and storage cupboard.  
Doors to;

### Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. Integrated fridge and freezer, plumbing in place for a dishwasher and washing machine, integrated oven and microwave, radiator, part tiled walls and tiled affect vinyl flooring.  
uPVC door to access the rear garden.

### Lounge

uPVC double glazed Bay window to the front aspect, radiator, carpeted flooring and a feature fireplace with electric fire.

### Shower Room

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle. uPVC frosted double glazed window to the side aspect, radiator, part tiled walls and wood effect vinyl flooring.

### Bedroom Two

uPVC double glazed window to the rear aspect, carpeted flooring, radiator, fitted wardrobes and access to the loft above.

### Bedroom One

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and fitted wardrobes.

## EXTERNALLY

### Garage

A detached garage with an up and over door.

### Gardens

A front drive way for ample off road parking and access to the garage.

An enclosed tiered garden with patio area, Astro turf area and garden shed with electricity.

### Council Tax

Annually - £2581

**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.

**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)

**Viewings**

Strictly By Appointment Only

**Utilities**

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

**Current council tax banding** C

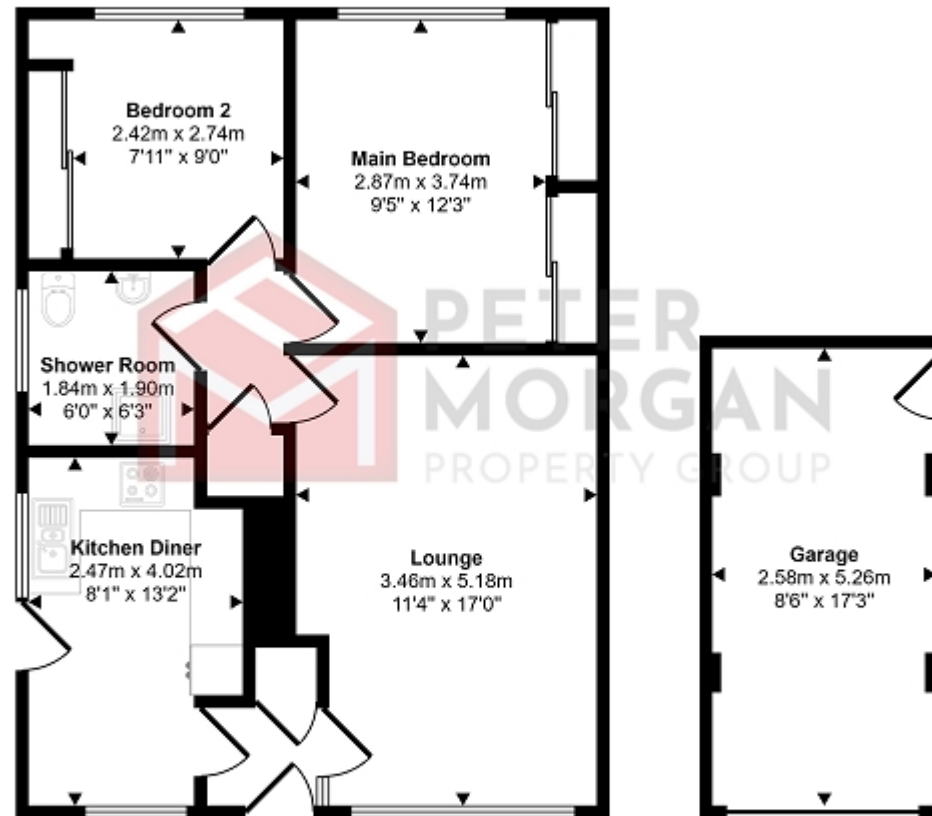
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold






Approx Gross Internal Area  
72 sq m / 775 sq ft



Floorplan  
Approx 58 sq m / 629 sq ft

Garage  
Approx 14 sq m / 146 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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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