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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



140 Cimla Road, Neath, Neath Port Talbot. SA11 3UD



PETER MORGAN

**£210,000**

## Main Features

- Three Bedroomed Semi-Detached Property
- Village Location
- EPC - D
- Freehold
- Landscaped Rear Garden
- Off Road Parking
- Excellent Transport Links
- Gas Central Heating
- Council Tax Band - C
- Need A Mortgage? We Can Help!

## General Information

This semi-detached property comprises of two reception rooms, WC and kitchen to the ground floor and three bedrooms to the first floor, also benefitting from off road parking to the front and an enclosed, landscaped rear garden. This property is located close to many local amenities such as s 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.

Please note there are no internal pictures, therefore a viewing is highly recommended.

## GROUND FLOOR

### Entrance Hallway

Enter through a uPVC door, laminate flooring, cupboard with electric meter and stairs to the first floor.

### Lounge

uPVC double glazed window to the front aspect, laminate flooring and two radiators.

### Dining Room

Wooden flooring and radiator.

## W.C.

Comprising of a low level WC and wash hand basin with mixer tap. Laminate flooring.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window, space for a freestanding cooker, plumbing in place for a washing machine and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring and access to the loft above.

### Bathroom

Comprising of a low level WC, wash hand basin with mixer tap and panelled bath. uPVC double glazed window to the rear aspect, part tiled walls and vinyl flooring.

### Bedroom One

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

### Bedroom Three

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

### Bedroom Two

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

## EXTERNALLY

A front laid to lawn garden, a driveway offering off road parking and side access to the rear garden.

An enclosed rear garden with patio area and laid to lawn area.

## 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)

## Council Tax

Annually - £1877

## 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.

## 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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