

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



52 Brynawel, Cimla, Neath, Neath Port Talbot. SA11 1JH



£130,000

Main Features

- Offering A Lot Of Potential
- Freehold
- Mid-Terraced Property
- EPC - E
- Village Location
- Enclosed Rear Garden with Shed
- Three Bedrooms
- Gas Central Heating
- uPVC Double Glazed Windows
- Need A Mortgage? We Can Help!

General Information

Situated in a popular area, this mid-terraced property comprises of a lounge and kitchen to the ground floor and three bedrooms and bathroom to the first floor, also having an enclosed rear garden with laid to lawn area, patio area and a full width garden shed. Located in Cimla just outside Neath Town Centre, close to all local amenities and within walking distance to Cefn Season School, whilst also having easy access links to the A465 and M4 corridor.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hall

Radiator and stairs to the first floor.

Lounge

uPVC double glazed window to the front aspect and radiator.

Door to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, space for a cooker, plumbing in place for a washing machine, space for a fridge freezer, radiator, tiled flooring, radiator and storage cupboard.

FIRST FLOOR

Landing

Doors to;

Bedroom One

uPVC double glazed window to the front aspect and radiator.

Bedroom Two

uPVC double glazed window to the front aspect, radiator and storage cupboard.

Bedroom Three

uPVC double glazed window to the rear aspect, radiator and storage cupboard.

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with glass screen and shower over. uPVC frosted double glazed window, heated towel rail, clad walls and extractor fan.

EXTERNALLY

Gardens

Laid to lawn front garden.

An enclosed rear garden with a patio area, lawn area and a full width garden shed.

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

Annually - £1643

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 B

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		87
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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