

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



15 Osprey Drive, Cimla, Neath, Neath Port Talbot. SA11 3SL



**£160,000 Guide Price**

## Main Features

- Peaceful Location
- Detached Family Home
- Freehold
- EPC - E
- Three Bedrooms
- Off Road Parking
- Conservatory
- Gas Central Heating
- Buyers Fees Apply
- Need A Mortgage? We Can Help!

## General Information

Situated in an elevated position overlooking Neath town centre is this detached three bedroom family home on Osprey Drive. Complete with two reception rooms, kitchen with a conservatory / dining area and three well-proportioned bedrooms, this property has the potential to be a fantastic family home in a quiet but also convenient location minutes from Neath Town Centre & Cefn Saeson Comprehensive School.

The property also boasts a double driveway providing plenty of off-road parking and a generously-sized rear garden - ideal for families.

Please note this property is being sold through Modern Method Of Auction

## GROUND FLOOR

### Hall

Carpeted flooring.  
Doors to;

### Dining Room

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

### Lounge

uPVC double glazed window to the front aspect, carpeted flooring, radiator, feature marble effect fireplace and stairs to the first floor.  
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 an oven, plumbing in place for a dishwasher, radiator and a wall mounted boiler serving domestic hot water and gas central heating.  
Door to;

### Conservatory

uPVC double glazed windows, tiled flooring, two radiators and access to the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window to the side aspect, carpeted flooring, radiator, airing cupboard housing a water tank and access to the loft above.  
Door to;

### Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring, radiator and fitted wardrobes with sliding mirrored doors and storage cupboards.

### Bedroom Two

uPVC double glazed window, carpeted flooring, radiator and fitted storage cupboards.

### **Bedroom Three**

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

### **Bathroom**

Comprising of a low level WC, vanity wash hand basin and a panelled bath with shower over. uPVC double glazed window to the side aspect, tiled flooring and radiator.

## **EXTERNALLY**

### **Gardens**

A front double driveway with access to the lane.

An enclosed rear garden, patio seating area, decorative stone area with pathway to artificial turf, two greenhouses and a 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **Auctioneer Comments**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

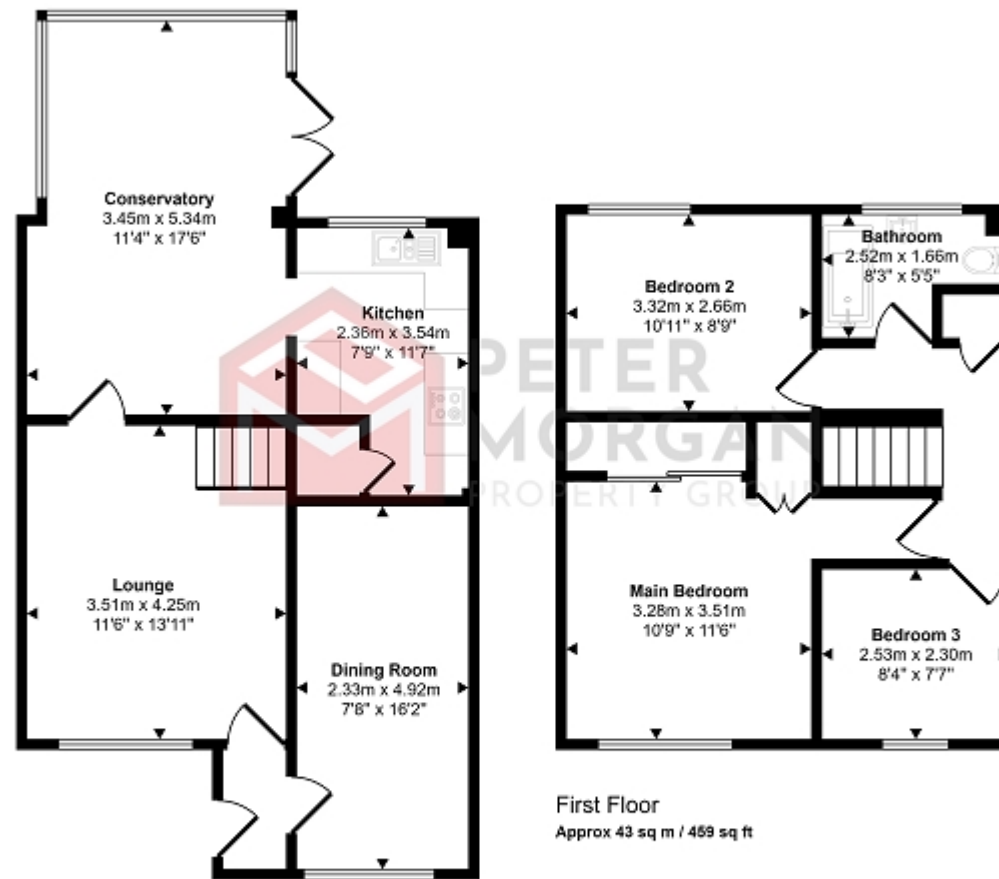
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

<b>Current council tax banding</b>	D
<b>Current heating type</b>	Gas
<b>Tenure (To be confirmed)</b>	Freehold






Approx Gross Internal Area  
99 sq m / 1061 sq ft



Ground Floor  
Approx 56 sq m / 602 sq ft

First Floor  
Approx 43 sq m / 459 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>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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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