

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



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



PETER MORGAN

**£120,000 Guide Price**

## Main Features

- For Sale by Modern Auction - T & C's apply
- Subject to Reserve Price
- Three Bedrooms
- Close Proximity To Neath Town Centre
- Available With No Ongoing Chain
- Modernisation Required
- Two Reception Rooms
- Would Make An Ideal Family Home
- EPC - C
- BUYERS FEES APPLY

## General Information

Presented to the sales market with no ongoing chain is this three bedroom semi-detached property on Cimla Road, Cimla. With an impressive rear garden, this would make an ideal family home with some modernisation. This property is located close to a range of local amenities such as Cefn Season Comprehensive School, convenience Store and Gnoll Primary School, also having easy access to the M4 via A465 and Neath Town Centre.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Hallway

Carpeted flooring, radiator and stairs to the first floor.

Doors to;

### Lounge

Carpeted flooring and radiator.

### Dining Room

Carpeted flooring, radiator and sliding doors to access the rear garden.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap.

Window to the rear aspect, plumbing in place for a washing machine, integrated cooker, electric hob with fan over, radiator and door to access the rear garden.

Door to access the pantry.

## FIRST FLOOR

### Landing

Window to the side aspect, carpeted flooring and radiator.

Doors to;

### Bedroom Three

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

### Bedroom Two

Window to the front aspect, carpeted flooring and radiator.

### Bedroom One

Window to the rear aspect, carpeted flooring, radiator, fitted wardobes and storage cupboard.

## EXTERNALLY

### Gardens

A front four court with side access to the rear garden.

An enclosed rear garden laid to lawn with garden shed and matured shrubs.

### **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)

### **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 £7,080 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 £960 inc. VAT. 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

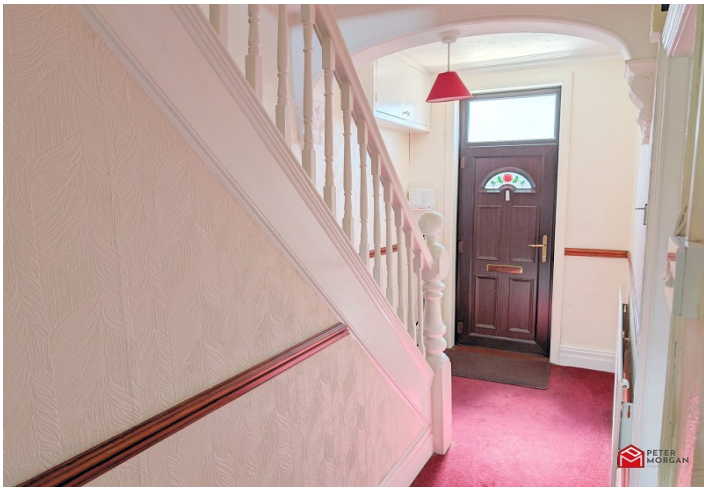
### **Utilities**

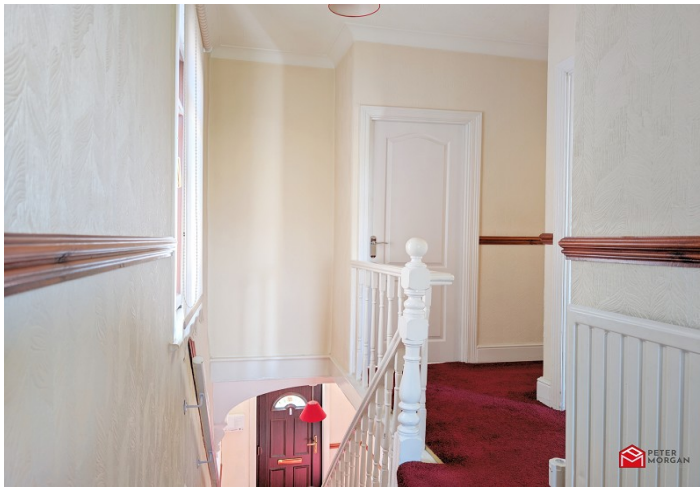
Mains electricity, mains water, mains gas, mains drainage (Services not tested)


**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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