

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



**18 Crynallt Road, Cimla, Neath Port Talbot. SA11 3PY**

**£140,000**



**PETER MORGAN**

## Main Features

- NO ONWARDS CHAIN
- Recently Renovated Throughout
- Freehold
- Open Plan Kitchen Diner
- EPC - C
- Bathroom & Separate WC
- Village Location
- Gas Central Heating
- Non Standard Construction
- Need A Mortgage? We Can Help!

## General Information

This three-bedroom house is situated in a tranquil village location, offering functional living space along with a pleasant outdoor area. The property features an open plan kitchen diner, ideally suited for family gatherings and entertaining. Recently renovated throughout, it showcases modern amenities while retaining a practical layout.

The property boasts a garden at the rear, which includes fruit-bearing trees, enhancing the outdoor space, a small patio area provides a potential spot for outdoor seating or dining. The garden is a blank canvas, perfect for customization based on personal preferences, whether for gardening or recreational activities.

Located in Cimla just outside Neath Town Centre, close to all local amenities and within a short distance to Cefn Season School, local parks and recreational spots, such as Cimla Common and Gnoll Park providing opportunities for outdoor activities and leisure, whilst also having easy access links to the A465 and M4 corridor. Please visit our new and improved website for more information!

### PLEASE NOTE:

This property is Non-standard construction, potential purchasers will need to seek professional advise.

## GROUND FLOOR

## Lounge

uPVC double glazed window, radiator, wood-effect laminate flooring, spotlights, fitted storage cupboard and access to dining room.

## Kitchen/Diner

Appointed with a range of matching wall and base units work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, range cooker with ceramic hob & extractor hood over, radiator, partial wood-effect laminate flooring / tile-effect laminate flooring, patio doors to rear and door to access rear hallway.

## Utility Room

uPVC double glazed window to side, patio door to side, radiator, tile-effect laminate flooring, spotlights, fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.

## W.C.

Comprising of a low level WC and wash hand basin. Wood-effect laminate flooring and spotlights.

## Landing

Wood-effect laminate flooring, window to side aspect, spotlights and access to loft above.

Doors to;

## Bedroom One

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring, spotlights and fitted wardrobes.

## Bedroom Two

uPVC double glazed window to rear aspect, radiator, wood-effect laminate flooring, spotlights and fitted wardrobes.

### **Bedroom Three**

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring, fitted storage cupboards and spotlights.

### **Bathroom**

Comprising of a low level WC, wall mounted wash hand basin and panelled bath with shower over. uPVC double glazed window to rear aspect to rear aspect, radiator, tile-effect laminate flooring and inset ceiling spotlights.

### **EXTERNALLY**

#### **Gardens**

Lawned area to front with access to front door.  
Rear garden mainly laid to lawn with side access lane, storage shed, outside tap and range of mature shrubs, bushes & trees including an apple tree.

### **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)

### **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**

A

### **Current heating type**

Gas

### **Tenure (To be confirmed)**

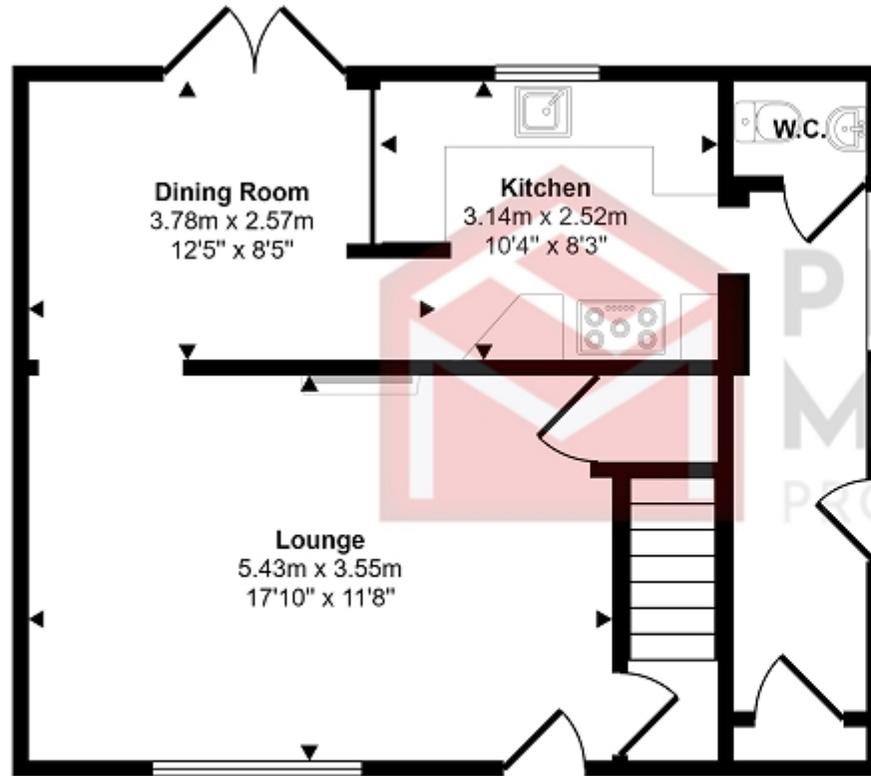
Freehold



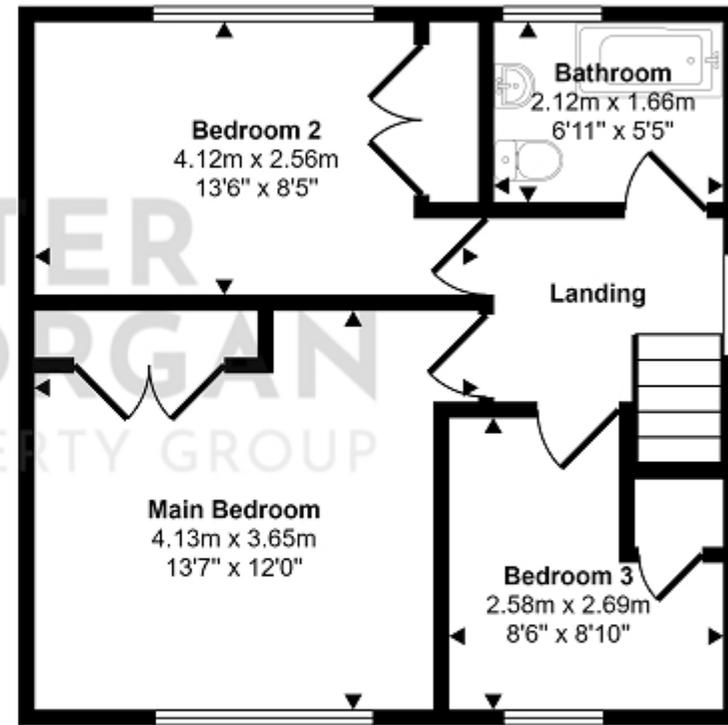




Approx Gross Internal Area  
89 sq m / 959 sq ft



Ground Floor  
Approx 49 sq m / 523 sq ft



First Floor  
Approx 40 sq m / 435 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.



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(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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SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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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