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GOLD WINNER

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**146 Ridgewood Gardens, Cimla, Neath, West Glamorgan, SA11 3QG**

**Offers Over £220,000**



### **Main Features**

- Sought After Location
- Semi-Detached Property
- Freehold
- Three Bedrooms
- EPC - C
- Summer Room To Rear
- Off Road Parking
- Gas Central Heating
- Close To Local Amenities
- Need A Mortgage? We Can Help!

### **General Information**

This semi-detached house features three bedrooms and one bathroom, making it suitable for families or individuals seeking extra space. The property is available as a freehold, offering potential homeowners a sense of ownership without ongoing leasehold obligations.

The interior includes gas central heating and is equipped with double-glazed windows, ensuring energy efficiency and comfort throughout the year. The property's heart is a well-lit summer room to the rear, creating an inviting atmosphere where light floods in, enhancing the living experience. This versatile space can serve various functions, from relaxation to recreational activities.

Located close to Cefn Saeson Comprehensive School, Crynallt Primary School, Tesco Express and many other local amenities, whilst also having easy access to the A465 and benefits excellent public transport links.

### **GROUND FLOOR**

#### **Hallway**

uPVC front door, radiator, tiled flooring, staircase to first floor with fitted storage cupboard underneath and doors to;

#### **W.C.**

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

#### **Kitchen**

Appointed with a range of matching wall and base units with work tops over and inset composite sink with mixer tap. uPVC double glazed window to front aspect, plumbing for washing machine, integrated Neff microwave, integrated fridge / freezer, integrated Neff cooker, cooker hood, tiled flooring, inset ceiling spotlights and serving hatch to living room.

#### **Living Room**

Serving hatch to kitchen, radiator, wood-effect laminate flooring, fireplace with loft burner, fitted storage cupboard under stairs and open plan entrance to;

#### **Conservatory**

Designed bespoke orangery with feature walls, vertical radiator, tiled flooring and a uPVC door to access the rear garden.

### **FIRST FLOOR**

#### **Landing**

Carpeted flooring and access to full boarded loft via pull down ladder. Doors to;

#### **Master Bedroom**

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

### En Suite

Comprising of a low level WC, pedestal wash hand basin and corner shower cubicle. uPVC double glazed Frosted window to front aspect, heated towel rail, wood-effect laminate flooring and storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

### Bedroom Two

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

### Bedroom Three

uPVC double glazed window to rear aspect, radiator and carpeted flooring. Ideal for home office / study.

### Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with shower over. uPVC double glazed window to side aspect, heated towel rail, wood-effect laminate flooring, part tiled walls and shaver point.

### EXTERNALLY

#### Gardens

Shared driveway leading to three properties, which leads to private driveway providing off-road road parking and access to rear garden & shed. Small front garden with range of mature trees, bushes & shrubbery giving access to the front of the house.

Enclosed rear garden with patio area, decorative stone area, range of mature trees, plants & shrubbery, footbridge, two fish ponds, access to garage / shed and side access gate.

### 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)

### 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

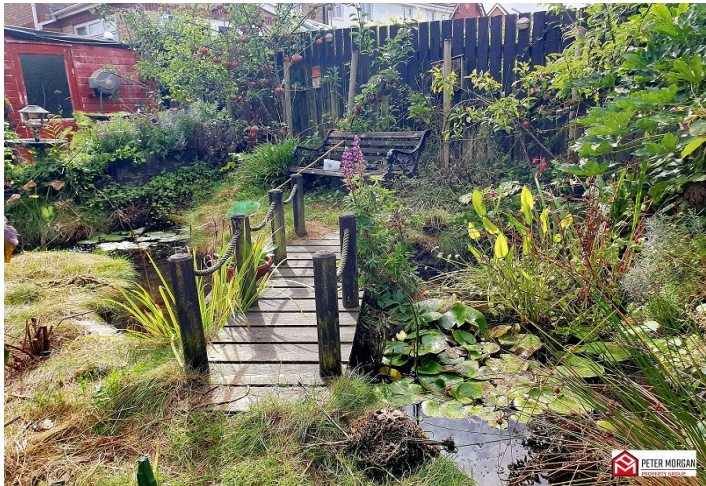

















146 Ridgewood Gardens, Cimla, Neath, West Glamorgan, SA11 3QG

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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