

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



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



PETER MORGAN

Offers Over £190,000

Main Features

- Immaculately Presented Throughout
- Three Bedroomed Semi Detached
- Quiet Location
- Freehold
- Gas Fired Heating
- Off Road Parking
- Perfect Family Home
- EPC - E
- Need A Mortgage? We Can Help!

General Information

Located in a sought after of Cimla, this beautiful family home offers a garage conversion used as a second family room, lounge, dining room and kitchen to the ground floor and three bedrooms and modern fitted bathroom to the first floor, also benefitting from off road parking to the front and an enclosed rear garden boasting country side views.

Conventionally located close many local amenities such as Cefn Season Comprehensive School, Tesco Express, Crynallt Primary School, Gnoll Country Park whilst also having easy access to Neath Town Centre and the A465.

Please visit our new and improved website for more information.

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, laminate flooring and radiator.

Reception Room

uPVC double glazed window to the front aspect, storage cupboard, feature fireplace with electric fire, radiator and laminate flooring.

Lounge

uPVC double glazed window to the front aspect, radiator, laminate flooring and stairs to the first floor.

Door to;

Dining Room

Radiator, laminate flooring and French doors to access the rear garden.

Door to;

Kitchen

A modern kitchen appointed with a range of matching wall and base units with wood effect work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated electric oven with gas hob and extractor fan over, washing machine, integrated dish washer, tiled flooring, under stairs storage cupboard, tiled flooring and a cupboard housing a boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

Radiator, carpeted flooring, airing cupboard and access to the loft above.

Doors to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath with electric shower over. uPVC frosted double glazed window to the rear aspect, part tiled walls, radiator and tiled flooring.

Bedroom Two

uPVC double glazed window to the rear aspect, radiator, laminate flooring and fitted wardrobes.

Bedroom One

uPVC double glazed window to the front aspect, radiator, laminate flooring and built in wardrobes.

Bedroom Three

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

EXTERNALLY

Gardens

A shared driveway to the front of the property.

An enclosed rear garden with composite decking.

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 Band

Council tax band - C
Annually - £1877

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding C

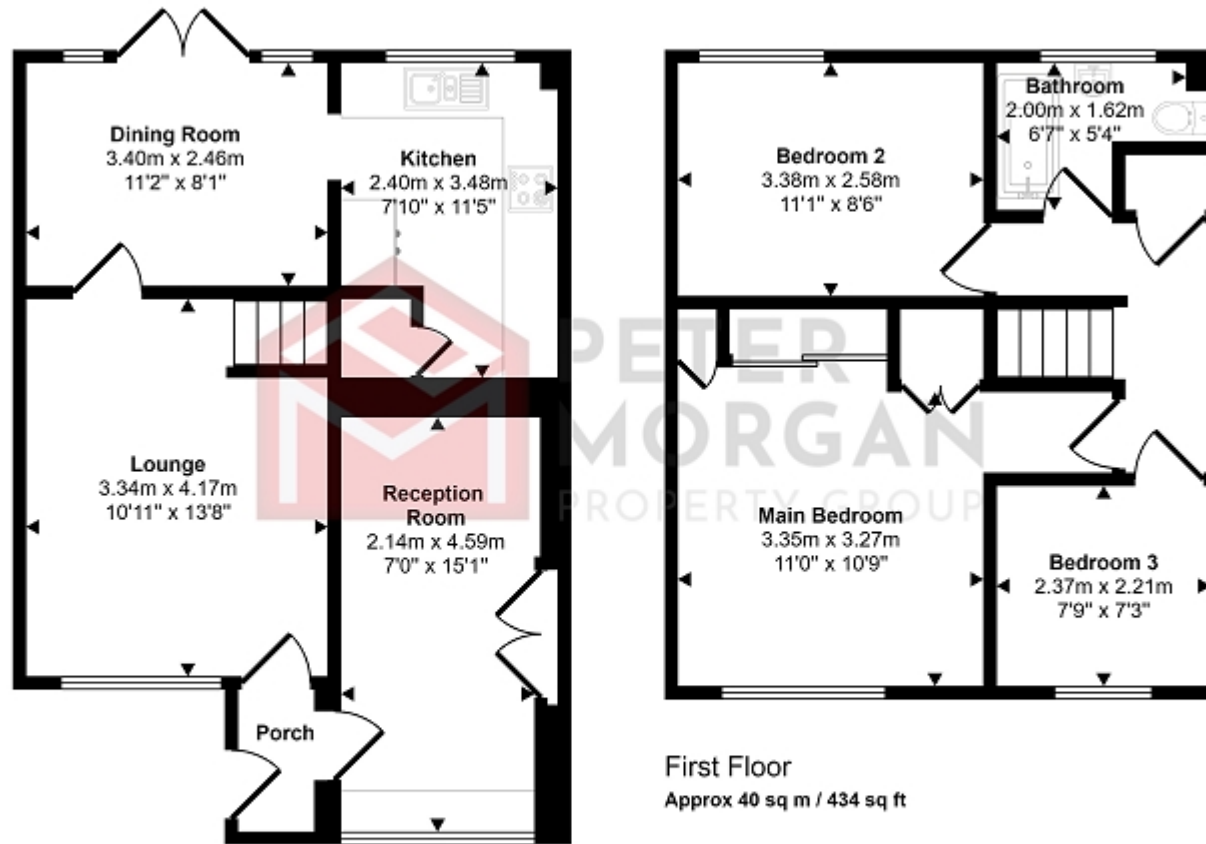
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
87 sq m / 932 sq ft



Ground Floor
Approx 46 sq m / 498 sq ft

First Floor
Approx 40 sq m / 434 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+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	49	
(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 ?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

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