

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



31 Bryn Nedd, Cimla, Neath, Neath Port Talbot. SA11 1JJ



£150,000

Main Features

- Popular Location
- Semi-Detached Property
- Freehold
- EPC - TBC
- Three Bedrooms
- Gas Central Heating
- Rear Garden With Mountain Views
- Close To Local Amenities
- Off Road Parking
- Need A Mortgage? We Can Help!

General Information

Situated in a popular area, this semi-detached property comprises of a hallway, lounge and kitchen to the ground floor and three bedrooms and bathroom to the first floor. Ideal for first time buyers with an enclosed rear garden with decking area, laid to lawn area, patio area, outbuilding with WC & two storage areas and a storage shed. The property also boasts a double driveway providing off-road parking.

Located in Cimla just outside Neath Town Centre, close to all local amenities and within walking distance to Cefn Season School, whilst also having easy access links to the A465 and M4 corridor. Please visit our new and improved website for more information!

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring, stairs to the first floor and a storage cupboard housing a combi boiler serving domestic hot water and gas central heating.

Door to;

Lounge

uPVC double glazed windows to the front aspect, carpeted flooring, radiator and a feature fireplace with gas fire.

Kitchen

Appointed with a range of matching wall and base units with wood effect work tops over and an inset ceramic sink with mixer tap. uPVC double glazed window to the side aspect, breakfast bar, integrated cooker with gas hob and fan over, plumbing for a washing machine, integrated slimline dishwasher and integrated fridge / freezer, tiled splash back, radiator, storage cupboard and a uPVC door to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to the rear aspect, carpeted flooring, fitted storage cupboard and access to the loft above.

Bedroom One

uPVC double glazed window to the rear aspect, wood effect laminate flooring, radiator and storage cupboard.

Bedroom Two

uPVC double glazed window to the front aspect, wood effect laminate flooring, radiator and storage cupboard.

Bedroom Three

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

Bathroom

Comprising of a low level WC, pedestal wash basin and panelled bathtub with shower over. uPVC double glazed window to the side aspect, wood effect laminate flooring, tiled walls and radiator.

EXTERNALLY

Gardens

Double Driveway with shared side courtyard area and access to side door and side gate.

Enclosed rear garden with WC, two storage sheds, decking area, lawn, patio area, outside tap and storage 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 (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 B


Current heating type Gas

Tenure (To be confirmed) Freehold

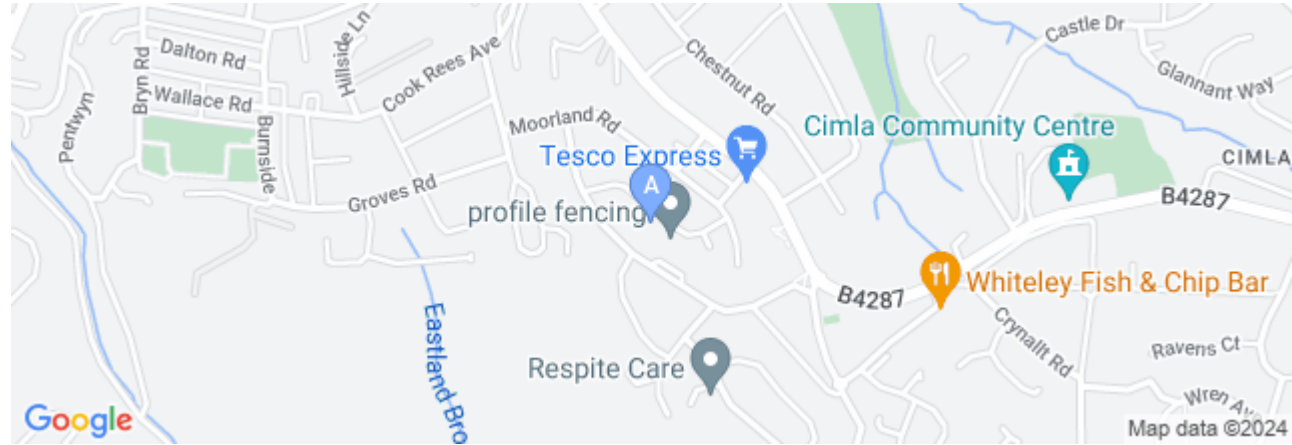






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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 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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