

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



11 Station Road, Cymmer, Port Talbot, Neath Port Talbot. SA13 3HR



Offers Over £250,000

Main Features

- Freehold
- Detached Property
- Three Double Bedrooms
- Three Reception Rooms
- Wonderful Original Features
- Garage
- Council Tax Band - C
- EPC Rating - E

General Information

Peter Morgan Maesteg are proud to offer to the market this spacious three double bedroom detached property, situated within the quiet Village of Cymmer. The property is within close proximity to local shops, public transport links and Cymmer Swimming Pool. Benefiting from beautiful views, a low maintenance front yard and rear garden, a newly fitted kitchen with an additional kitchen/utility area. There are some wonderful original features throughout this property. Internally the property comprises of an entrance porch, an entrance hall, three reception rooms, kitchen, kitchen utility area and sun room, upvc door onto the rear garden to the ground floor and a family shower room to the first floor and three double bedrooms. To the front of the property there is a low maintenance court yard style garden, ideal for soaking up those beautiful mountainside views. To the rear of the property there is an enclosed garden with a patio area's. There is also a generous sized garage with rear and garden access and rear lane access. Ideal family home. Internal viewings come highly recommended to appreciate the space on offer. To arrange an appointment please call Peter Morgan Maesteg.

GROUND FLOOR

Hallway And Porch

Hallway composite front door, original tile flooring, papered walls, papered ceiling with original ceiling panelling and corbels, light fitting to ceiling aspect, original Victorian style part wood part glass door.

Reception Room One

(11' 3" x 10' 8") or (3.44m x 3.25m)

Reception room One. Upvc double glazed bay window to the front aspect with wood panel feature, carpeted flooring. Wall mounted back wall radiator. Coving. Papered walls and ceilings. Two alcoves to the main wall. Light fitting with ceiling rose. Newly fitted and serviced gas fire to main wall with oak mantle. Wood panel door.

Reception Room Two

(11' 6" x 10' 11") or (3.51m x 3.33m)

Reception room Two. Upvc double glazed bay window to the front aspect with wood panel surround feature, original parquet flooring. Wall mounted back wall radiator. Coving. Papered walls and ceilings. Two alcoves to the main wall. Light fitting with ceiling rose. Newly fitted and serviced gas fire to main wall with marble effect hearth and mantel. Part wood part obscured glass sliding doors. Wood panel door leading in.

Reception Room Three

(11' 8" x 11' 1") or (3.56m x 3.39m)

Reception room Three. Upvc double glazed french doors, carpeted flooring. Wall mounted back wall radiator. Coving. Papered walls and ceilings. Light fitting with ceiling rose. Newly fitted and serviced gas fire to main wall with dark oak mantel and slate effect hearth. Wood panel door.

Under Stairs Storage Area

Ceramic tiling to the floor, plumbed for automatic washing machine, space for tumble dryer or dishwasher.

Kitchen

(7' 2" x 10' 11") or (2.19m x 3.33m)

Quality fitted kitchen with a range of base and wall units in cream with chrome fittings, complimentary work surface, ceramic tiling to the floor, space for under counter fridge/freezer, coved and plastered ceiling, ceiling light fitting, uPVC windows, one double radiator, uPVC door leading to additional kitchen/utility area.

Kitchen/Utility

(16' 0" x 4' 11") or (4.87m x 1.49m)

Additional fitted kitchen with a range of base units, complimentary work surface, stainless steel sink and drainer unit, freestanding gas cooker, ceramic tiling to the floor, plumbed for automatic washing machine, space for tumble dryer or dishwasher, light fitting. Perspex roof with Upvc top hopper windows.

Sun Room

(17' 4" x 5' 1") or (5.28m x 1.54m)

A range of base and wall units with complimentary work surface. Ceramic tiling to the floor, Perspex ceiling with uPVC top hopper windows, light fitting, uPVC double doors leading into reception room three. uPVC panelled door leading out to rear garden.

FIRST FLOOR

Landing

Generous sized landing area with wide stairs and original feature glass window. Carpet flooring and doorways leading off.

Master Bedroom

(15' 8" x 10' 8") or (4.77m x 3.25m)

Good sized master bedroom, comprising of carpet flooring, Two uPVC Double glazed windows, papered walls, wall mounted radiator. Ceiling light fitting. Wood panel door leading in.

Bedroom 2

(12' 1" x 11' 5") or (3.69m x 3.47m)

Good sized second bedroom, comprising of original floor boards, uPVC Double glazed window, papered walls, wall mounted radiator. Ceiling light fitting. Wood panel door leading in.

Bedroom 3

(11' 4" x 10' 9") or (3.46m x 3.27m)

Good sized third bedroom, comprising of original floor boards, uPVC Double glazed window, papered walls, wall mounted radiator. Ceiling light fitting. Wood panel door leading in.

Family Shower Room

(11' 5" x 7' 1") or (3.48m x 2.17m)

Comprising of a white suite including a modern double walk in shower cubicle, with wash hand basin and vanity unit and a low level WC. A frosted uPVC double glazed window, wall mounted heated towel rail. Part tiled walls and vinyl flooring.

EXTERIOR

Front Yard

Steps leading to property with either side paved patio area's and side access.

Rear Garden

Steps leading to tiered areas divided into three sections and gated rear access

Garage

Generous size garage with front and rear access.

INFORMATION

Council Tax Band

C

EPC Rating

E

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 or email us at maesteg@petermorgan.net (fees will apply on completion of the mortgage)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage

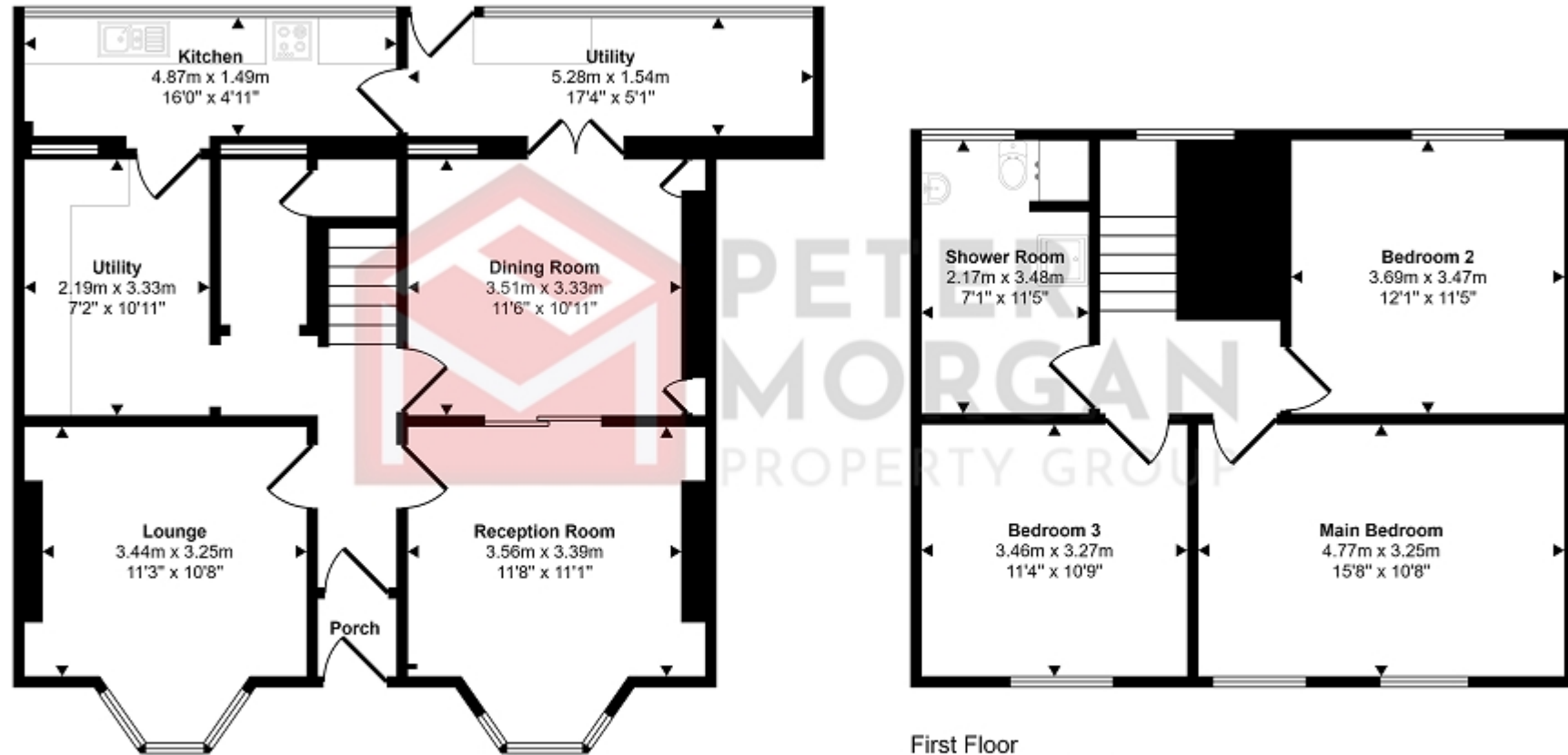
Current council tax banding C

Current heating type Combi

Tenure Freehold



Approx Gross Internal Area
139 sq m / 1500 sq ft



Ground Floor
Approx 81 sq m / 874 sq ft

First Floor
Approx 58 sq m / 626 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		
(69-80) C		80
(55-68) D		
(39-54) E	45	
(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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