



108 Ridgewood Gardens, Cimla, Neath, Neath Port Talbot. SA11 3QG



**£129,950**

## Main Features

- No Onward Chain!
- uPVC Double Glazing
- Gas Fired Heating
- Close to Local Amenities
- Easy Access to the A465 and M4
- Need a Mortgage? We Can Help!

## General Information

Constructed by 'Hale', an end of link two bedroomed house having a conservatory added off the kitchen at the rear. The property benefits from uPVC double glazing, gas fired heating and the bathroom has been recently reappointed. With easy access to the A465, M4 corridor and the Neath Town Centre whilst further benefiting from off road parking and ready for immediate occupation - Viewing is a must!

## GROUND FLOOR

### Entrance Hallway

### Lounge

(13' 9" x 12' 6" Max) or (4.20m x 3.80m Max)

Bow window to the front, double radiator and carpeted flooring.

### Kitchen

(14' 1" x 8' 2" Max) or (4.30m x 2.50m Max)

Appointed with a range of matching wall units and base units with worktops over with inset stainless steel sink with mixer tap, integrated oven and hob with matching hood over. Breakfast bar, radiator, uPVC double glazed window, tiling to the floors and part tiled walls.

Conventional gas fired boiler.

## Conservatory

(10' 6" x 9' 2") or (3.20m x 2.80m)

uPVC double glazing around and Patio doors to the rear garden, laminate flooring and an electric heater.

## FIRST FLOOR

### Landing

With carpeted flooring and access to the loft above.

Doors to;

### Bedroom One

(12' 2" x 9' 10") or (3.70m x 3.0m)

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

### Bedroom Two

(7' 9" x 8' 6") or (2.35m x 2.60m)

uPVC double glazed window to the rear, airing cupboard, radiator and carpeted flooring.

## Bathroom

(5' 7" x 5' 11" Max) or (1.70m x 1.80m Max)

Comprising of a modern white suite with electric shower over panelled bath, low level WC and wash hand basin. Chrome heated towel rail, inset ceiling lighting, a frosted uPVC double glazed window, tiling to the floor and tiled walls.

## EXTERNALLY

### Gardens

A driveway at the front (fronting the road is access to next door drive and front lawn).

A rear paved patio and decked area.

### **Mortgage Advice**

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

### **Viewings**

Strictly By Appointment Only

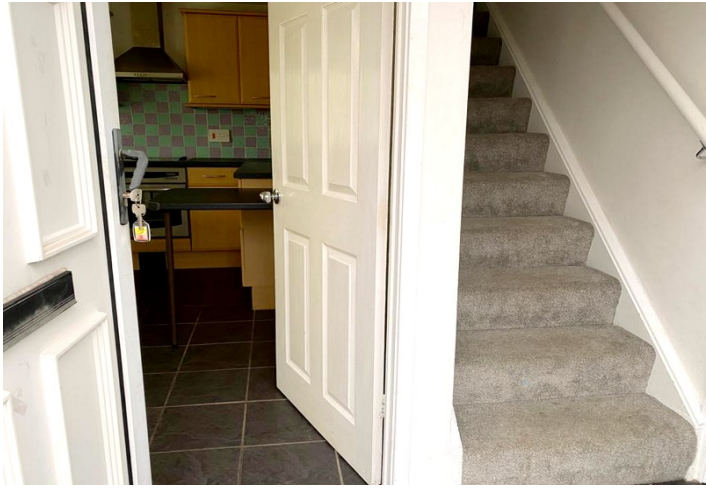
### **Utilities**

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

**Current council tax banding** B

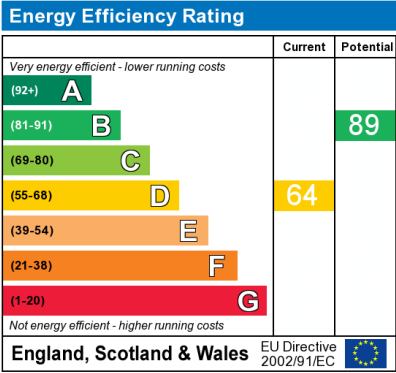
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

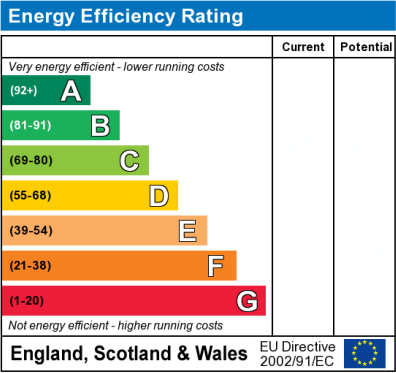




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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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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