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PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



8 Hornbeam Close, Cimla, Neath, Neath Port Talbot. SA11 3XA



PETER MORGAN

**£250,000**



## Main Features

- Detached Family Home
- Four Bedrooms
- Freehold
- Quiet Cul-De-Sac Location
- EPC - D
- Two Reception Rooms
- Gas Central Heating
- Driveway & Garage
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

## General Information

This detached family home found in a quiet cul-de-sac on Hornbeam Close, Cimla with spectacular views and generous living space - ideal for families. This four bedroom detached house presents a fantastic opportunity for family living in a sought-after location.

Situated a few minutes away from the wonderful Gnoll Country Park, this property is the welcome home after a long day. This home is ideal for families looking to move to the area or for those looking to up-size. The front of the property allows for off road parking on the driveway and access to the garage. This property boasts beautiful views and there are communal fields, situated just a few metres away from the front door which provide the perfect opportunity for serene walks or lively outdoor activities. The property has plenty of potential on offer to create a beautiful family home with some modernisation and also has the potential to extend to the rear (stpp) creating even more living space.

Just a short hop down the road to the local amenities and school, communal fields and a small park in close proximity. And not forgetting a 10 minute journey to Neath train station and the M4 via the A465. This property is available with no chain, ensuring a smooth and hassle-free purchase process.

## GROUND FLOOR

### Hallway

Carpeted flooring and radiator.

Doors to;

### Lounge

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

### W.C.

Comprising of a low level WC.

### Dining Room

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

### Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, radiator, space for a cooker, plumbing in place for a washing machine and space for a fridge. uPVC door to access the rear garden.

## FIRST FLOOR

### Landing

uPVC double glazed window, carpeted flooring, radiator and access to the loft above.

Doors to;

### Bedroom Three

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

### Bedroom One

uPVC double glazed window, carpeted flooring and radiator.

### Shower Room

Comprising of a low level WC, corner pedestal wash hand basin and shower. uPVC frosted double glazed window, heated towel rail.

### **Bedroom Four**

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

### **Bedroom Two**

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

### **EXTERNALLY**

#### **Gardens**

A front garden laid to lawn with drive way, access to the garage and rear garden.

An enclosed rear garden with laid to lawn area, patio areas 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](mailto: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** D

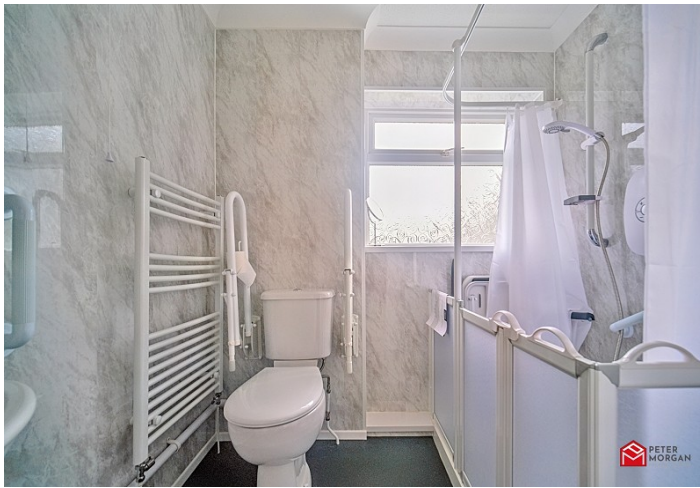
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





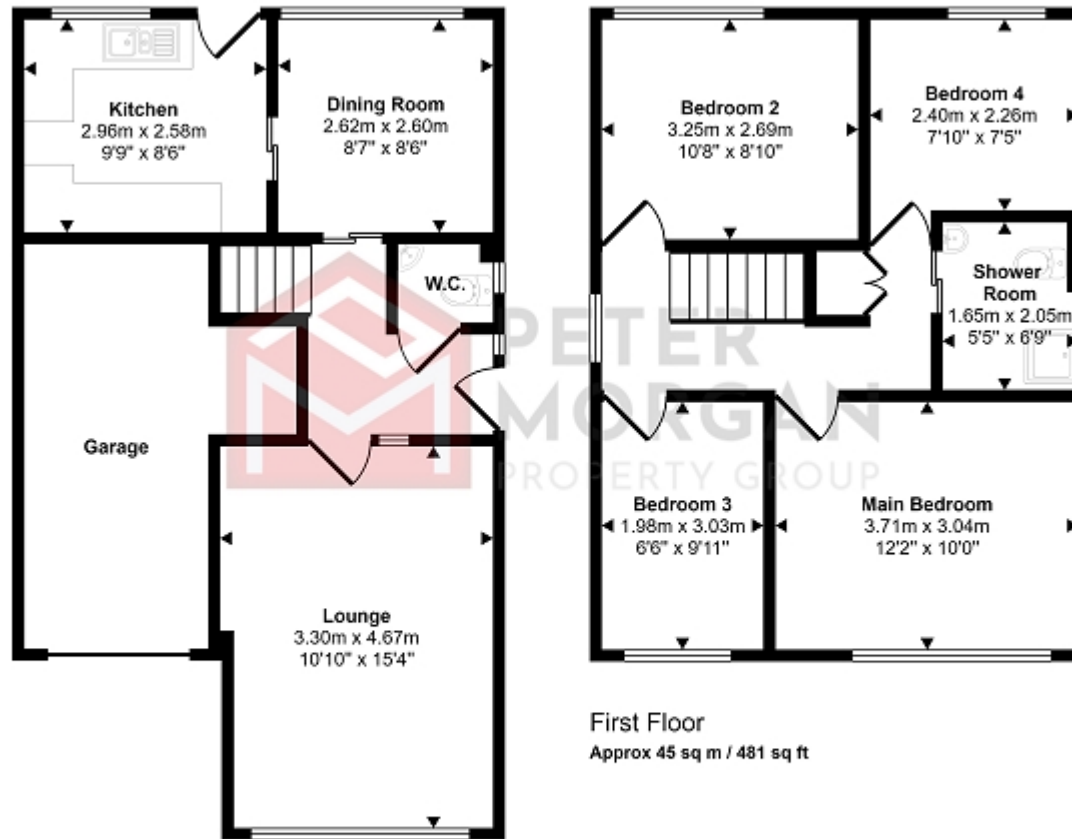








Approx Gross Internal Area  
96 sq m / 1031 sq ft



Ground Floor  
Approx 51 sq m / 551 sq ft

First Floor  
Approx 45 sq m / 481 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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# PETER MORGAN

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