

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



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



£180,000

Main Features

- Peaceful Location
- Detached Family Home
- Freehold
- EPC - E
- Village Location
- Off Road Parking
- Conservatory
- Gas Central Heating
- Three Bedrooms
- Need A Mortgage? We Can Help!

General Information

Situated in an elevated position overlooking Neath town centre is this detached three bedroom family home on Osprey Drive. Complete with two reception rooms, kitchen with a conservatory / dining area and three well-proportioned bedrooms, this property has the potential to be a fantastic family home in a quiet but also convenient location minutes from Neath Town Centre & Cefn Saeson Comprehensive School.

The property also boasts a double driveway providing plenty of off-road parking and a generously-sized rear garden - ideal for families.

GROUND FLOOR

Hall

Carpeted flooring.

Doors to;

Dining Room

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

Lounge

uPVC double glazed window to the front aspect, carpeted flooring, radiator, feature marble effect fireplace and stairs to the first floor.

Door to;

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, space for an oven, plumbing in place for a dishwasher, radiator and a wall mounted boiler serving domestic hot water and gas central heating.

Door to;

Conservatory

uPVC double glazed windows, tiled flooring, two radiators and access to the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to the side aspect, carpeted flooring, radiator, airing cupboard housing a water tank and access to the loft above.

Door to;

Bedroom One

uPVC double glazed window to the front aspect, carpeted flooring, radiator and fitted wardrobes with sliding mirrored doors and storage cupboards.

Bedroom Two

uPVC double glazed window, carpeted flooring, radiator and fitted storage cupboards.

Bedroom Three

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

Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with shower over. uPVC double glazed window to the side aspect, tiled flooring and radiator.

EXTERNALLY

Gardens

A front double driveway with access to the lane.

An enclosed rear garden, patio seating area, decorative stone area with pathway to artificial turf, two greenhouses and a 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)

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding D

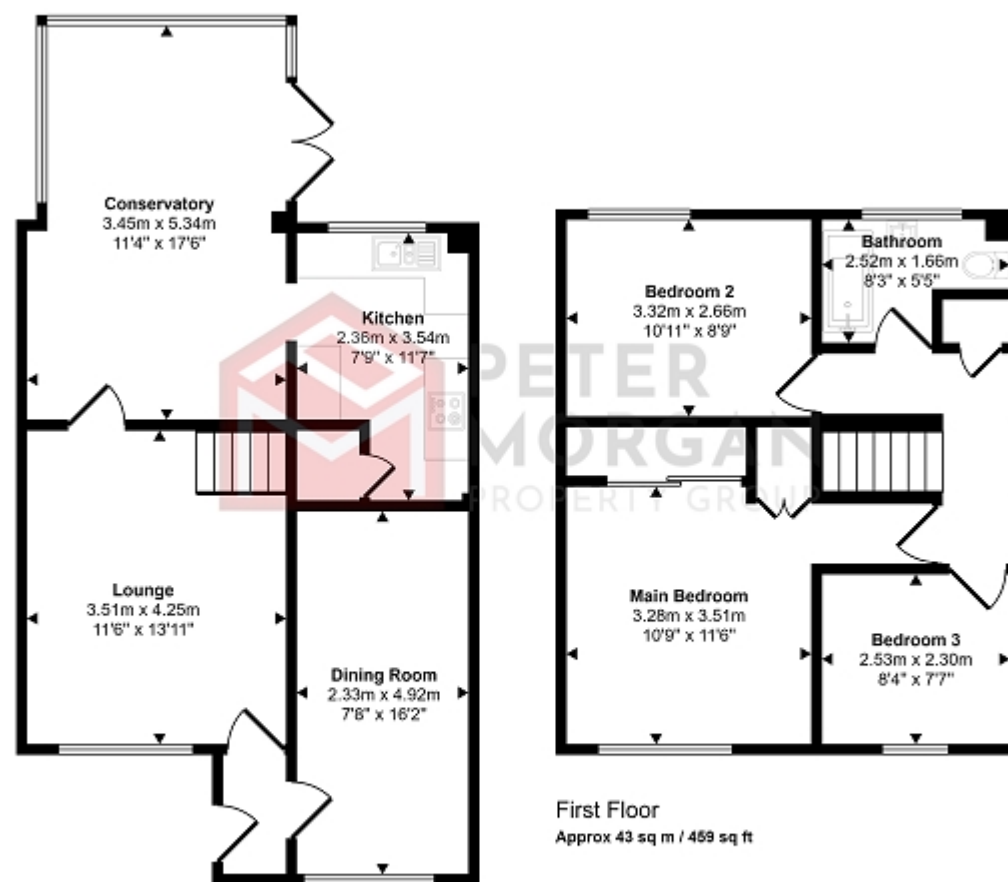
Current heating type Gas

Tenure (To be confirmed) Freehold






Approx Gross Internal Area
99 sq m / 1061 sq ft



Ground Floor
Approx 56 sq m / 602 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		76
(55-68) D		
(39-54) E	52	
(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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