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PROPERTY
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GOLD WINNER

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53 Ridgewood Gardens, Cimla, Neath, Neath Port Talbot. SA11 3QQ



Exclusive

Offers Over £300,000

Main Features

- Detached Four Bedroomed Property
- Desirable Residential Location
- Generous Living Accommodation
- EPC - D
- Freehold
- Beautiful Landscaped Garden
- Off Road Parking & Detached Extended Garage
- Gas Central Heating
- Conservatory
- Need A Mortgage? We Can Help!

General Information

Set on a corner plot this four bedroomed, detached property located in a village and suburb of the town of Neath, Cimla. Internally this charming property offers two reception rooms, conservatory, kitchen, study room, a shower room and the fourth bedroom to the ground floor and three bedrooms and family bathroom to the first floor, also having a landscaped garden, detached garage and driveway, not forgetting the outstanding mountain views.

Close to many local amenities such as Cefn Season Comprehensive School, Tesco Express, Celtic Lodge Restaurant and Gnoll Primary School, Cimla Primary School, Cimla Community Hall, Post Office, whilst also having easy access to the A465 corridor, convenient bus route and surrounding villages.

Please visit our new and improved website for more information!

GROUND FLOOR

Porch

Door to;

Hallway

Cushion flooring, radiator, storage cupboard and carpeted stairs to the first floor.

Doors to;

Lounge

Two uPVC double glazed windows to the front and side aspect, carpeted flooring and two radiators.

Through to;

Dining Room

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

Kitchen

Appointed with a range of matching wall and base units with worktops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker with electric hob and extractor fan over, plumbing in place for a washing machine, tiled flooring, inset ceiling spotlights, integrated fridge and freezer, storage cupboard housing a gas boiler serving domestic hot water and gas central heating and a uPVC double glazed door to access the rear garden.

Shower Room

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle.

uPVC frosted double glazed window, tiled flooring and part tiled walls.

Bedroom Four

uPVC double glazed window, carpeted flooring and radiator.

Conservatory

uPVC double glazed surround windows, tiled flooring, double radiator and French doors to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring and airing cupboard.

Doors to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin, panelled bath and a shower cubicle. uPVC double glazed windows, tiled flooring and tiled walls.

Bedroom Two

uPVC double glazed window to the side aspect, carpeted flooring, radiator, built in storage cupboard, fitted wardrobes and Eaves storage.

Bedroom Three

uPVC double glazed window to the front aspect,

Bedroom One

uPVC double glazed window to the side aspect, carpeted flooring, radiator, fitted wardrobes and Eaves storage.

EXTERNALLY

Gardens

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

A landscaped rear garden laid to lawn and matures shrubs.

Council Tax

Council Tax Band - E
£2581 - Annually

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 E

Current heating type Gas

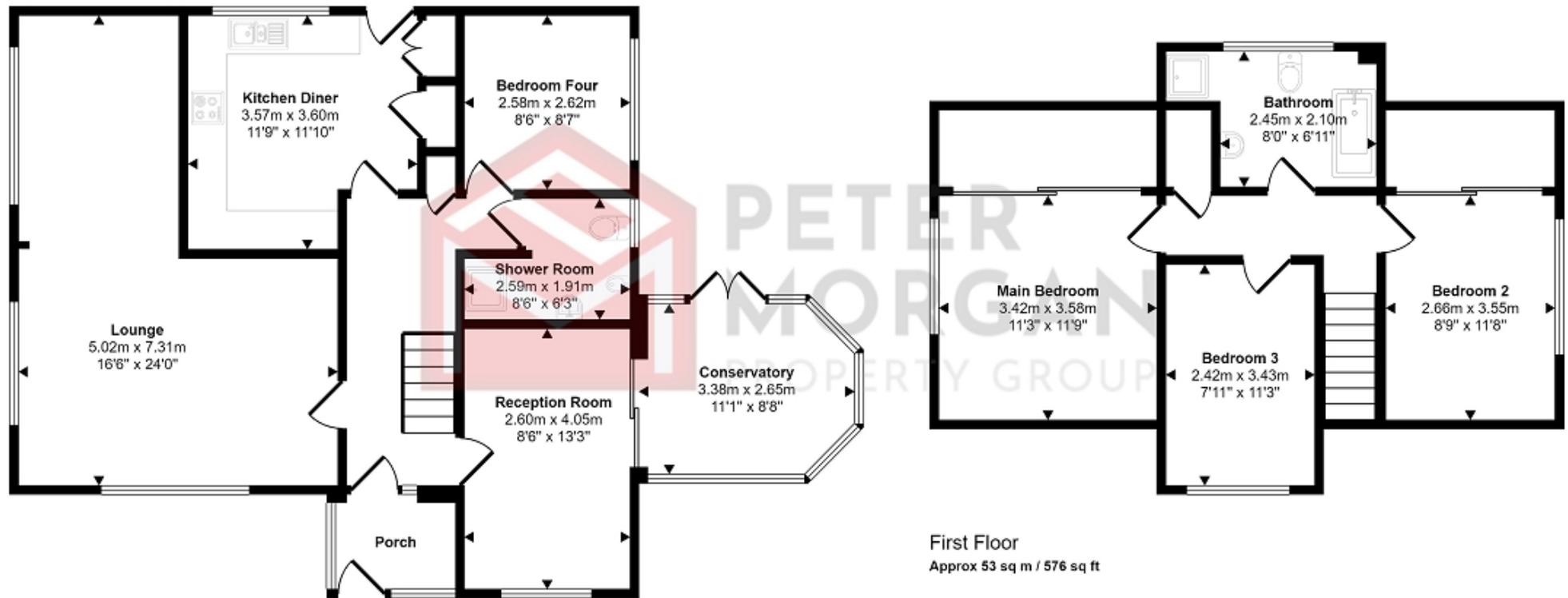
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
139 sq m / 1501 sq ft



Ground Floor
Approx 86 sq m / 925 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		84
(69-80) C		
(55-68) D	64	
(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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