

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



32 Groves Road, Neath, Neath Port Talbot. SA11 1UU



**£140,000**

## Main Features

- Three Bedroom Family Home
- Semi-Detached Corner Plot Property
- Two Outbuildings To Rear
- Potential To Modernise
- Freehold
- EPC - TBC
- Available With No Chain
- Located Close To A Host Of Local Amenities
- Council Tax Band - B
- Need A Mortgage? We Can Help!

## General Information

Situated in a popular area, this semi-detached corner plot property comprises of a hallway, lounge and kitchen / diner to the ground floor and three bedrooms and bathroom to the first floor, also having an enclosed rear garden with laid to lawn area, patio area, external power supply, side gate and access to two small outbuildings. Located in Cimla just outside Neath Town Centre, close to all local amenities and within walking distance to Cefn Season School, whilst also having easy access links to the A465 and M4 corridor.

Please visit our new and improved website for more information!

## GROUND FLOOR

Radiator, wood-effect laminate flooring, under stairs storage cupboard and stairs to the first floor.

Doors to;

### Lounge

uPVC window to the front aspect, radiator, decorative fireplace and wood-effect laminate flooring.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC window to the rear aspect, tiled flooring, integrated oven with induction hob over, plumbing for washing machine and dishwasher, tiled flooring and radiator. Patio door to access the rear aspect.

## FIRST FLOOR

### Landing

uPVC window to the side aspect, carpeted flooring and access to the loft above. Doors to;

### Bedroom One

uPVC window to the rear aspect, radiator, wood-effect laminate flooring, fitted wardrobe and a cupboard housing a boiler serving domestic hot water and gas central heating.

### Bedroom Two

uPVC window to the front aspect, radiator, fitted wardrobe and wood-effect laminate flooring.

### Bedroom Three

uPVC window to the front aspect, radiator and fitted carpet.

### Bathroom

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

## EXTERNALLY

## Gardens

Enclosed front garden mostly laid to lawn with access to front door and side access gate to rear garden. Corner plot so larger than average.

Enclosed rear courtyard style garden with patio area, lawned area, external power supply, side gate and access to two small outbuildings.

## 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

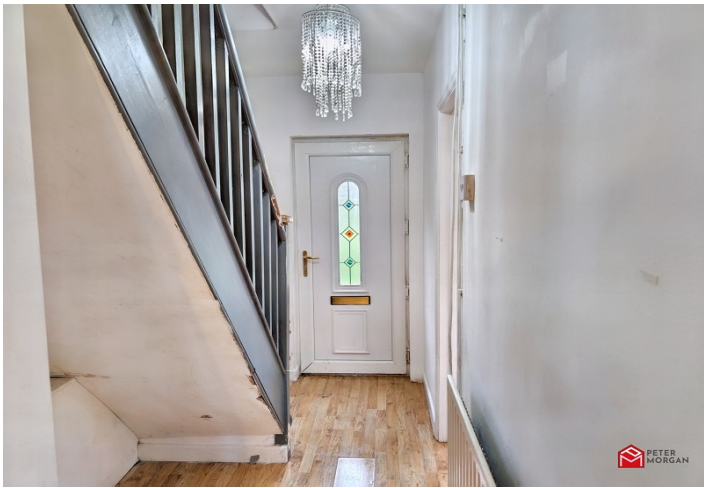
## Utilities

Mains electricity, mains gas, mains water, mains drainage


**Current council tax banding** B

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold





| Energy Efficiency Rating                           |                         |   |
|--|-------------------------|---|
|  | Current                 | Potential   |
| <i>Very energy efficient - lower running costs</i> |                         |   |
| (92+)  | <b>A</b>                |   |
| (81-91)  | <b>B</b>                |   |
| (69-80)  | <b>C</b>                |   |
| (55-68)  | <b>D</b>                |   |
| (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.

Neath Port Talbot  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Neath Port Talbot  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

Bridgend

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

Maesteg

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

Talbot Green

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF



Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

SALES | LETTINGS | MORTGAGES | AUCTIONS

Neath Port Talbot Branch  
35 Windsor Road, Neath. SA11 1NB  
npt@petermorgan.net  
VAT No : 821850148

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

