

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



54 The Meadows, Cimla, Neath, Neath Port Talbot. SA11 3XF



£260,000

Main Features

- Sought After Location
- Nestled In A Peaceful Cul-De-Sac
- Freehold
- EPC - D
- Corner Plot With Off Road Parking
- Three Bedrooms
- With In Walking Distance To local Amenities
- Gas Central Heating
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

An opportunity to purchase this detached, family home in the very sought after location of The Meadows in Cimla, which boasts fantastic views over the Neath Valleys. This property comprises of a WC, lounge, dining room and kitchen to the ground floor and three bedrooms, family bathroom and En-suite to the first floor, also having an enclosed rear garden and a drive way to the front.

Close to many local amenities such as Cefn Season Comprehensive School, Best-One Convenience Store, Zafran Express, Celtic Lodge Restaurant and Gnoll Primary School, also having easy access to the A465 corridor and surrounding villages.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

Radiator, laminate flooring and stairs to the first floor.

Doors to;

W.C.

Comprising of a low level WC and a pedestal wash hand basin. Laminate flooring.

Lounge

uPVC double glazed Bay window to the front aspect, double radiator, feature fireplace with gas fire and laminate flooring.

Arch to;

Dining Room

uPVC patio doors to access the rear garden, laminate flooring and radiator.

Doors to;

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, tiled flooring, radiator and a wall mounted boiler serving domestic hot water and gas central heating.

uPVC door to access the rear garden.

FIRST FLOOR

Landing

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

Doors to;

Bedroom One

uPVC double glazed window to the rear aspect, laminate flooring, radiator and door to access;

En Suite

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a panelled bath. uPVC frosted double glazed window, laminate flooring, radiator and tiled walls.

EXTERNALLY

Gardens

A front garden laid to lawn with driveway offering off road parking.

Enclosed rear garden with mature shrubs, patio area and steps leading to raised lawn 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 (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 E

Current heating type Gas

Tenure (To be confirmed) Freehold





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	68	
(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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