

THE GUILD
PROPERTY
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2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



61 Greenwood Drive, Cimla, Neath, Neath Port Talbot. SA11 2BW



£260,000

Main Features

- Semi-Detached Bungalow
- Sought After Location
- Boasting Fantastic Views
- Close to Neath Town Centre
- Freehold
- Gas Central Heating
- EPC Rating - D
- Council Tax Band - C
- Conservatory To Rear
- Need A Mortgage? We Can Help!

General Information

Nestled in a peaceful Cul-de-sac, this charming bungalow comprises of a lounge, kitchen diner, conservatory, two bedrooms and a bathroom, also having off road parking and an enclosed rear garden boasting attractive views. Situated close to many local amenities, Neath Town Centre, Cefn Season Comprehensive School and Tesco Express, whilst also having easy access to the A465 and M4 corridor. We expect a high demand of interested therefore an early viewing is highly recommended.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hall

uPVC front door, tiled flooring, radiator and an airing cupboard.
Doors to;

Wet Room

Comprising of a low level WC, wash hand basin and an adapted shower with walk in access. uPVC frosted window to the front aspect, respatex walls, extractor and a radiator.

Bedroom Two

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

Bedroom One

Dual uPVC double glazed window to the front aspect, radiator, laminate flooring and access to the loft above.

Living Room

Feature fireplace with gas fire, wooden flooring and uPVC French Doors leading to;

Conservatory

Tiled flooring, two Radiators and uPVC French doors leading to:

Kitchen

Appointed with a range of matching white High gloss wall and base units with integral Microwave and an electric oven with separate electric hobs. Space for a Fridge freezer, plumbing for a washing machine. Storage area with Gas Combi boiler Serving domestic hot water and central heating. uPVC window to the side looking into conservatory. Marble tiled flooring throughout.

EXTERNALLY

Gardens

To the front :-
Driveway with Ample parking.

To the Rear:-

Rear enclosed garden with patio area ideal for outdoor dining.

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 C

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	58	
(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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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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