

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



100 Ridgewood Gardens, Cimla, Neath, Neath Port Talbot. SA11 3QG



Offers Over £150,000

Main Features

- NO ONWARDS CHAIN
- Sought After Location
- Freehold
- EPC - C
- Off Street Parking & Carport
- Potential For Investment Opportunity
- Two Bedrooms
- Council Tax Band - C
- Gas Central Heating
- Need A Mortgage? We Can Help!

General Information

Nestled in the sought after area of Cimla, this end of terraced property comprises of a lounge, kitchen to the ground floor, two bedrooms and a bathroom to the first floor, also boasting mountain views to the front, a driveway and a private garden. 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. Early viewing is recommended as this is a rare opportunity to purchase a property in this area.

Please visit our new and improved site for more information!

GROUND FLOOR

Lounge

uPVC double glazed window to the front aspect, radiator and stairs to the first floor.

Door to;

Kitchen

Appointed with a range of matching wall and base units with marble effect work tops over and inset sink with mixer tap. uPVC double glazed window to the rear aspect, plumbing in place for a washing machine, integrated cooker, electric hob, integrated fridge freezer, integrated dish washer, radiator and uPVC door to access the rear garden.

FIRST FLOOR

Landing

Carpeted flooring and access to the loft above.
Doors to;

Bathroom

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle. uPVC double glazed window to the rear aspect, part tiled walls and radiator.

Bedroom Two

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

Bedroom One

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

EXTERNALLY

Garden

A front garden laid to lawn and a driveway to the side having access to the rear garden.

A rear garden with purpose built carport, decorative stone, decking area and private laid to lawn area.

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

Current council tax banding C


Current heating type Gas

Tenure (To be confirmed) Freehold





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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C	70	
(55-68) D		
(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.

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.



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

www.petermorgan.net
03300 563 555

