

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



75 Bwlch Road, Neath, Neath Port Talbot. SA11 3RR



PETER MORGAN

**Offers Over £180,000**

## Main Features

- NO ONWARDS CHAIN!
- Freehold
- Semi-Detached Property
- EPC - D
- Council Tax Band - B
- Village Location
- Excellent Transport Links
- Gas Central Heating
- Off Road Parking
- Need A Mortgage? We Can Help!

## General Information

Situated in a quiet area in the heart of a popular village, Cimla, this semi-detached property comprises of two reception rooms, WC and kitchen to the first floor, three bedrooms, dressing room and a family bathroom to the first floor, also benefitting from off road parking to the front and an enclosed rear garden.

## GROUND FLOOR

### Hallway

Enter through a uPVC door, uPVC double glazed window to the front aspect, wood-effect tiled flooring, fitted storage cupboard and stairs to the first floor.

### Lounge

uPVC double glazed window to front aspect, radiator and brick-effect feature wall.

### Living Room

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

### Office/Study

Double patio doors to rear, wood-effect laminate flooring and wall-mounted combi boiler serving domestic hot water and gas central heating.

### W.C.

Comprising of a low level WC, wall mounted wash hand basin and shower enclosure. Part tiled walls and tiled flooring.

## 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, integrated Bosch double oven, Bosch dishwasher, AEG induction hob, Zanussi washing machine, two radiators, tiled flooring, exposed brick feature wall and double patio doors to access the side.

## FIRST FLOOR

### Landing

Carpeted flooring and access to the loft above.

### Bedroom One

uPVC double glazed window to rear aspect, wood-effect laminate flooring and fitted wardrobes.

### Dressing Room

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

### Bedroom Two

Two uPVC double glazed windows to front aspect, radiator, wood-effect laminate flooring and fitted wardrobes.

### Bedroom Three

uPVC double glazed window to rear aspect, radiator and wood-effect laminate flooring.

### Bathroom

Comprising of a low level WC, pedestal wash hand basin and a 'P' shape bath. uPVC double glazed window to the rear aspect, wood-effect tiled flooring and heated towel rail.

## EXTERNALLY

### Gardens

Front - Patio slabs with steps leading down to decorative stone driveway providing off-road parking.

### 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 water, mains gas, mains drainage (Services not tested)

**Current council tax banding** B


**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

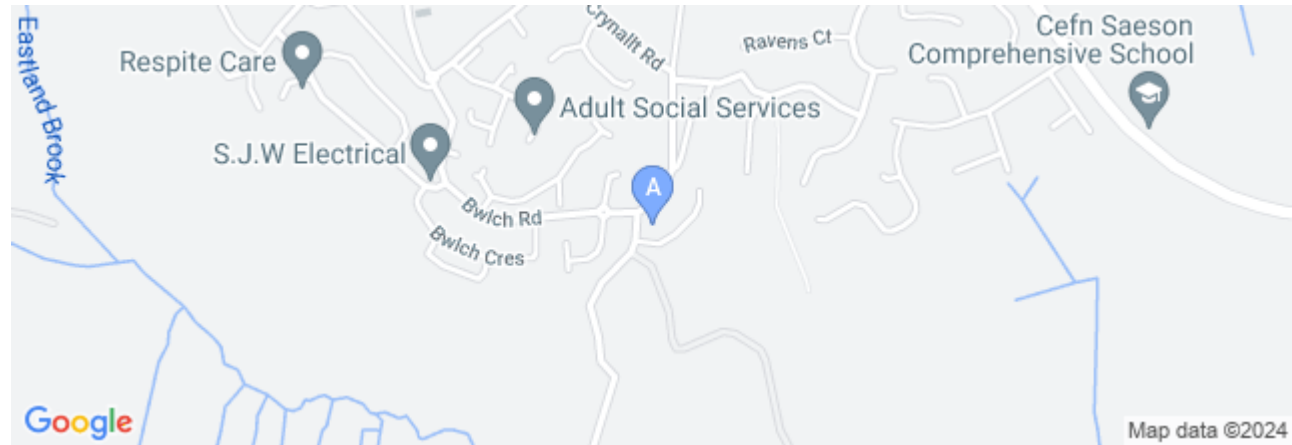






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &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.

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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.



# PETER MORGAN

## POSITIVELY MOVING

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