

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



2 Cimla Road, Neath, Neath Port Talbot. SA11 3TT



PETER MORGAN

**£499,000**

## Main Features

- Luxury Detached Family Home
- Balcony To The Rear
- Immaculately Presented Throughout
- Five Bedrooms
- Recently Landscaped Rear Garden
- EPC - C
- Freehold
- Council Tax Band - G
- Garage & Off Road Parking
- Need A Mortgage? We Can Help!

## General Information

An amazing opportunity to purchase this substantial detached property, having versatile accommodation spread over three floors, ample off-road parking, garage and a balcony to the rear which boasts fantastic mountain views. Not forgetting an enclosed south facing rear garden which is perfect for family days in the sun! This family home comprises of a Chic lounge with feature media wall, fabulous sunroom, modern kitchen diner, study room and a separate WC to the ground floor, the first floor comprises of a family bathroom, four bedrooms, the master having an En-suite and access to balcony and further two bedrooms and shower room to the second floor. The property showcases a recently landscaped rear garden, which is a combination of green lawn and paved areas. A balcony to the rear offers additional outdoor space, providing a perfect setting for enjoying views of the surrounding area. The garden is suitable for various outdoor activities and gatherings.

Set in a convenient location towards the lower end of Cimla Road, close to many local amenities such as Gnoll Primary School, St Josephs Primary School, Cefn Saeson Comprehensive, Celtic Lodge Restaurant, Gnoll Country Park, variety of local shops, country walks a short distance to Neath Town Centre and also having excellent transport links and access to the A465 and M4 corridor.

Please visit our new and improved site for more information!

## GROUND FLOOR

### Hallway

A welcoming hallway having tiled flooring, radiator and carpeted stairs to the first floor.

Oak doors to;

### Lounge

uPVC double glazed window to the front aspect, wood effect flooring, radiator and feature media wall.

Oak French doors to;

### Sun Room

A fantastic sun room with marble effect tiled flooring, double radiator, inset ceiling spotlights and double sliding doors to access the rear garden.

Double Oak doors to;

### Kitchen/Diner

A modern kitchen diner comprising of matching wall and base units with granite work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, integrated dishwasher, integrated cooker and microwave, gas feature hob with fan over, inset ceiling lighting, radiators and marble effect tiled flooring.

Oak door to;

### Utility Room

Comprising of base units with work tops over, plumbing in place for a washing machine and a wall mounted boiler serving domestic hot water and gas central heating.

uPVC door to access the rear garden.

### Study

uPVC double glazed window to the front aspect and wood effect flooring.

## **W.C.**

Comprising of a low level WC and wash hand basin. uPVC double glazed window to the front aspect, part tiled walls, feature wallpaper and a heated chrome towel rail.

## **FIRST FLOOR**

### **Bedroom Six**

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

### **Bathroom**

Comprising of a low level WC, wash hand basin, bath with shower over and a corner shower cubicle. uPVC double glazed window to the side aspect, heated chrome towel rail and tiled walls.

### **Bedroom Four**

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

### **Main Bedroom**

Carpeted flooring, radiator and uPVC doors to access the balcony.  
Doors to;

### **En Suite**

Comprising of a low level WC, pedestal wash hand basin, bath with shower over and corner shower cubicle. uPVC double glazed window, heated chrome towel rail and tiled walls.

### **Bedroom Five**

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

## **SECOND FLOOR**

### **Bedroom Three**

uPVC double glazed window, wood effect laminate flooring and radiator.

### **Bedroom Two**

Velux window, uPVC double glazed window, wood effect laminate flooring and radiator.

### **Shower Room**

Comprising of a low level WC, pedestal wash hand basin and corner shower cubicle. Velux window, heated chrome towel rail and part tiled walls.

## **EXTERNALLY**

### **Gardens**

A private shared driveway offering ample off road parking and access to the garage.

A picturesque, landscaped rear garden with swing area, patio slabs and laid to lawn area, also benefitting from the sunshine all day which is perfect for family days in the sun.

### **Garage**

Up and over garage door.

### **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** G

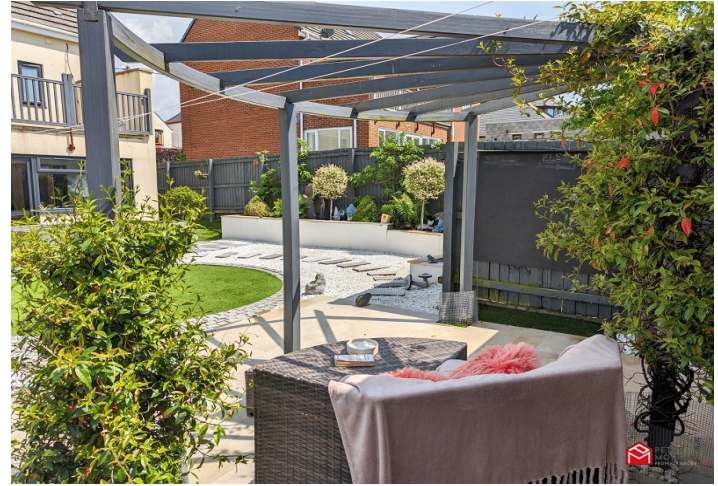
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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