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PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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PETER MORGAN

**35 Clos Ysbyty, Cimla, Neath, Neath Port Talbot. SA11 3PH**

**Offers Over £170,000**



### Main Features

- Semi-Detached Property
- Freehold
- Three Bedrooms
- Off Road Parking
- Village Location
- EPC - D
- uPVC Double Glazed Windows Throughout
- Enclosed Rear Garden With Decking
- Recently Renovated Throughout
- Need A Mortgage? We Can Help!

### General Information

This semi-detached house features three bedrooms and one bathroom, making it ideal for families or individuals seeking extra space. The property boasts a single reception room, enhancing its appeal as a cozy living area, off-road parking is available, ensuring convenient access for residents and visitors alike. The home is freehold and has been recently renovated throughout, making it ready for immediate occupancy.

The exterior of the property is complemented by uPVC double-glazed windows, contributing to the energy efficiency of the home. An enclosed rear garden is present, featuring a decked area that is perfect for outdoor relaxation or entertaining. The heating system is gas-powered, providing a reliable source of warmth during colder months. The Energy Performance Certificate (EPC) rating is D, indicating a decent level of energy efficiency.

For outdoor enthusiasts, Cimla Common and a bee-friendly park are within reach, providing green spaces for leisure activities and community engagement, furthermore, a local convenience store is situated nearby, adding to the convenience of living in this area. Located just outside Neath Town Centre, close to all local amenities and within walking distance to Cefn Season School, whilst also having easy access links to the A465 and M4 corridor.

Please visit our new and improved website for more information!

### GROUND FLOOR

#### W.C.

Comprising of a low level WC and wash hand basin. Frosted window to front, radiator and wood-effect laminate flooring.

#### Hallway

Radiator and wood-effect laminate flooring.

#### Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, plumbing for washing machine, oven with gas hob & cooker hood over, space for fridge / freezer, double patio doors to rear, radiator and wood-effect laminate flooring.

#### Living Room

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

### FIRST FLOOR

#### Landing

Carpeted flooring, loft access hatch, fitted storage cupboard housing combi boiler serving domestic hot water and gas central heating.  
Doors to;

#### Bedroom One

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

#### Bedroom Two

uPVC double glazed window to rear, radiator and carpeted flooring.

### Bedroom Three

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

### Shower Room

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

Frosted window to rear, radiator, tiled flooring, partially tiled walls,

### EXTERNALLY

#### Garden

Enclosed rear garden with decking leading to lawned area and steps down to garage, outside tap and side access gate.

#### Garage

Single garage with up & over door, side door and 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 Electric, Mains Drainage, Mains Water, Mains Gas (Services not tested)

**Current council tax banding** C

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold

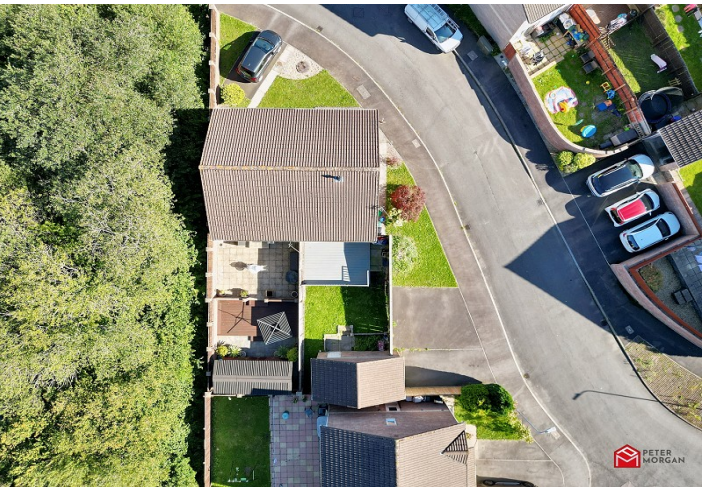












# 35 Clos Ysbyty, Cimla, Neath, Neath Port Talbot. SA11 3PH

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(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.

## Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

## Neath Financial Services

team@pmfinancial.net

The Mortgage House,  
5 The Ropewalk,  
Neath  
SA11 1EW

## Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

## Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

## Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road  
Talbot Green, Pontyclun  
CF72 8AF

## Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

## Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

# PETER MORGAN



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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.

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

**www.petermorgan.net**  
**03300 563 555**



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