

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
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PETER MORGAN

**3 Rookwood Close, Neath, Neath Port Talbot. SA11 3TN**

**£300,000**

### Main Features

- Sought After Location
- Detached Family Home
- Freehold
- EPC - D
- Off Road Parking & Garage
- Conservatory To Rear
- Gas Central Heating
- Council Tax Band - F
- Three Bedrooms
- Need A Mortgage? We Can Help!

### General Information

This detached family home located in a sought after area of, Cimla, amongst executive properties The house features three bedrooms and one bathroom, two separate WC's, conservatory, two reception rooms and kitchen providing ample living space for families. It boasts a freehold status and includes off-road parking along with a garage, adding to its convenience.

The garden area is well-maintained, with landscaped greenery surrounding the house. The driveway provides easy access, contributing to the overall accessibility of the property.

Located close to many local amenities such as Gnoll Primary School, Tesco Express and St Joseph's RC Primary School, whilst also having easy access to the A465 and within walking distance to Neath Town Centre.

This property is equipped with gas central heating, and the Council Tax Band is categorized as F. Potential buyers looking for a well-located family home will find this property to be an excellent option.

### GROUND FLOOR

### Hallway

uPVC double glazed windows to the front aspect, wooden effect laminate flooring, radiator and stairs to first floor with storage cupboard.  
Doors to;

### Living Room

uPVC double glazed window to front aspect, feature fireplace with fire and radiator.  
Door to;

### Lounge

uPVC double glazed Bay window to front aspect, wood-effect laminate flooring, radiator and feature fireplace with fire.

### Conservatory

Wood-effect laminate flooring, radiator and patio doors to access the rear garden.

### W.C.

Comprising of a low level WC and wash hand basin.

### 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, integrated cooker, gas hob with fan over, plumbing in place for washing machine, tiled flooring and door to access rear garden.

### FIRST FLOOR

### Master Bedroom

uPVC double glazed window, carpeted flooring and radiator.

### **W.C.**

Low level WC and vanity wash hand basin. uPVC double glazed window.

### **Bedroom Three**

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

Access to rear garden.

### **Bathroom**

Comprising of a low level WC, panelled bath, shower cubicle and vanity wash hand basin. uPVC double glazed window, wood-effect laminate flooring and radiator.

### **Bedroom Two**

uPVC double glazed window, wood-effect laminate flooring, radiator and fitted storage cupboards.

### **EXTERNALLY**

### **Garden**

A front driveway offering off road parking and access to garage, laid to lawn area and matured shrubs.

An enclosed rear garden with patio area, garden shed, laid to lawn area and matured shrubs.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

Mains electricity, mains water, mains gas, mains drainage (services not tested)

**Current council tax banding** F

**Current heating type** Gas

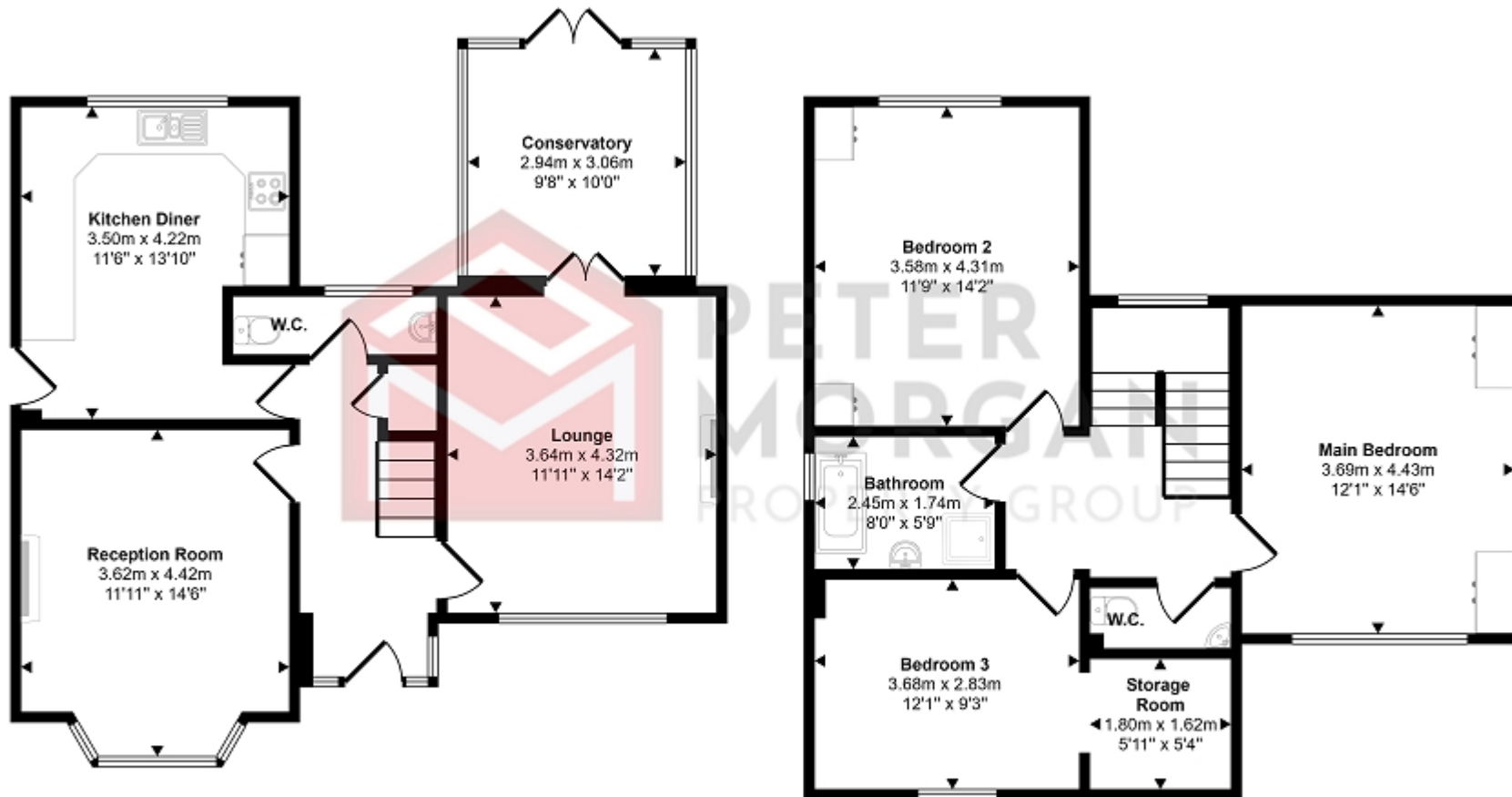
**Tenure (To be confirmed)** Freehold







Approx Gross Internal Area  
130 sq m / 1398 sq ft



Ground Floor  
Approx 67 sq m / 720 sq ft

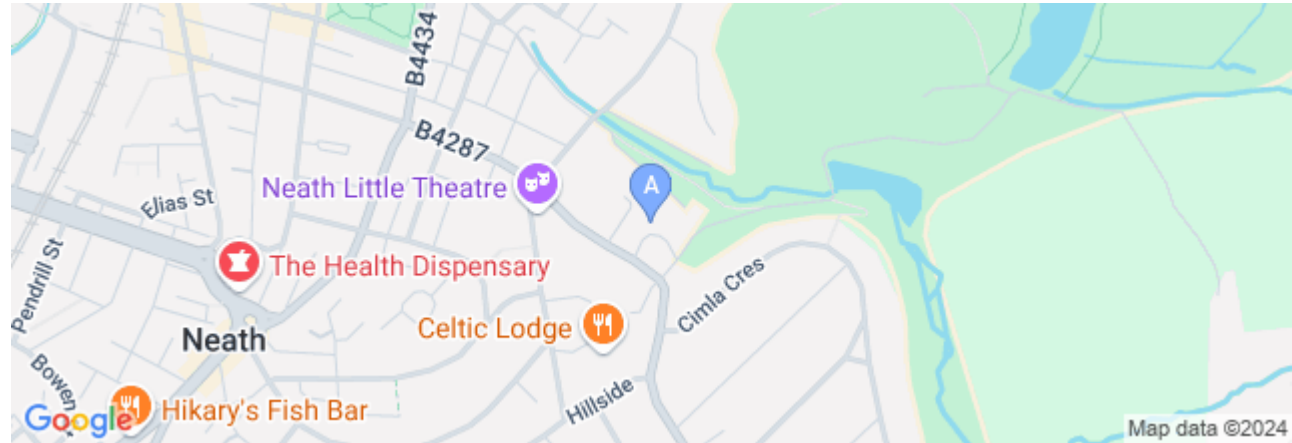
First Floor  
Approx 63 sq m / 678 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# 3 Rookwood Close, Neath, Neath Port Talbot. SA11 3TN

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	63
(39-54)	E	
(21-38)	F	
(1-20)	G	
<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.

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