

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER  
Peter Morgan Sales  
Lettings & Financial

Sponsored by  
**The Telegraph**



PETER MORGAN  
PROPERTY GROUP

PETER MORGAN  
PROPERTY GROUP

**21 Pine Grove, Cimla, Neath, West Glamorgan, SA11 3RB**

**£140,000**



PETER MORGAN

## **Main Features**

- No Onwards Chain
- Semi-Detached Property
- Freehold
- Enclosed Rear Garden With Outhouse
- EPC - E
- Council Tax Band - B
- One Lounge & Kitchen Diner
- Gas Central Heating
- Close To Local Amenities
- Need A Mortgage? We Can Help!

## **General Information**

This semi-detached house features three bedrooms, one bathroom, and one reception room, making it suitable for families or those needing extra space. The property is freehold, providing full ownership, and is offered with no onwards chain.

The property is equipped with an enclosed rear garden that includes an outhouse, offering additional storage options. The exterior of the house is adorned with double-glazed windows, enhancing energy efficiency and noise reduction. A paved pathway leads to the main entrance, and the surrounding area provides parking space, enhancing convenience.

Located in Cimla just outside Neath Town Centre, close to all local amenities and within a short distance to Cefn Season School, local parks and recreational spots, such as Cimla Common and Gnoll Park providing opportunities for outdoor activities and leisure, whilst also having easy access links to the A465 and M4 corridor. Please visit our new and improved website for more information!

## **GROUND FLOOR**

### **Hallway**

uPVC door to front, radiator, fitted carpet, staircase to first floor and door to;

### **Lounge**

Window to front, radiator, wood-effect laminate flooring, decorative fireplace, fitted storage cupboard under stairs with window to side and door to;

### **Kitchen**

Window to rear, radiator, tiled flooring, fitted with a range of wall & base units with work preparation surfaces over & tiled splashbacks, stainless steel sink & drainer unit with mixer tap, oven with gas hob & cooker hood over, plumbing for washing machine and door to;

### **Rear Hall**

uPVC door to side, tiled flooring, fitted storage cupboard and door to;

### **Bathroom**

Frosted window to rear, vertical radiator, wood-effect laminate flooring, low level WC, pedestal wash basin, p-shaped bath with shower over and shower screen.

## **FIRST FLOOR**

### **Landing**

Window to side, fitted carpet, loft access hatch with pulldown ladder and doors to:

### **Bedroom One**

Two windows to front, radiator and fitted carpet.

### **Bedroom Two**

Window to rear, radiator, fitted carpet and fitted wardrobes.

### **Bedroom Three**

Window to rear, radiator, fitted carpet and fitted storage cupboard housing boiler serving domestic hot water and gas central heating.

## SECOND FLOOR

### Loft Room

Skylight to rear, fitted carpet and fitted storage in eaves.

## EXTERNALLY

### Gardens

Front - private gated entrance with steps up to front patio area and front of property.

### 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)

## General Information

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** B

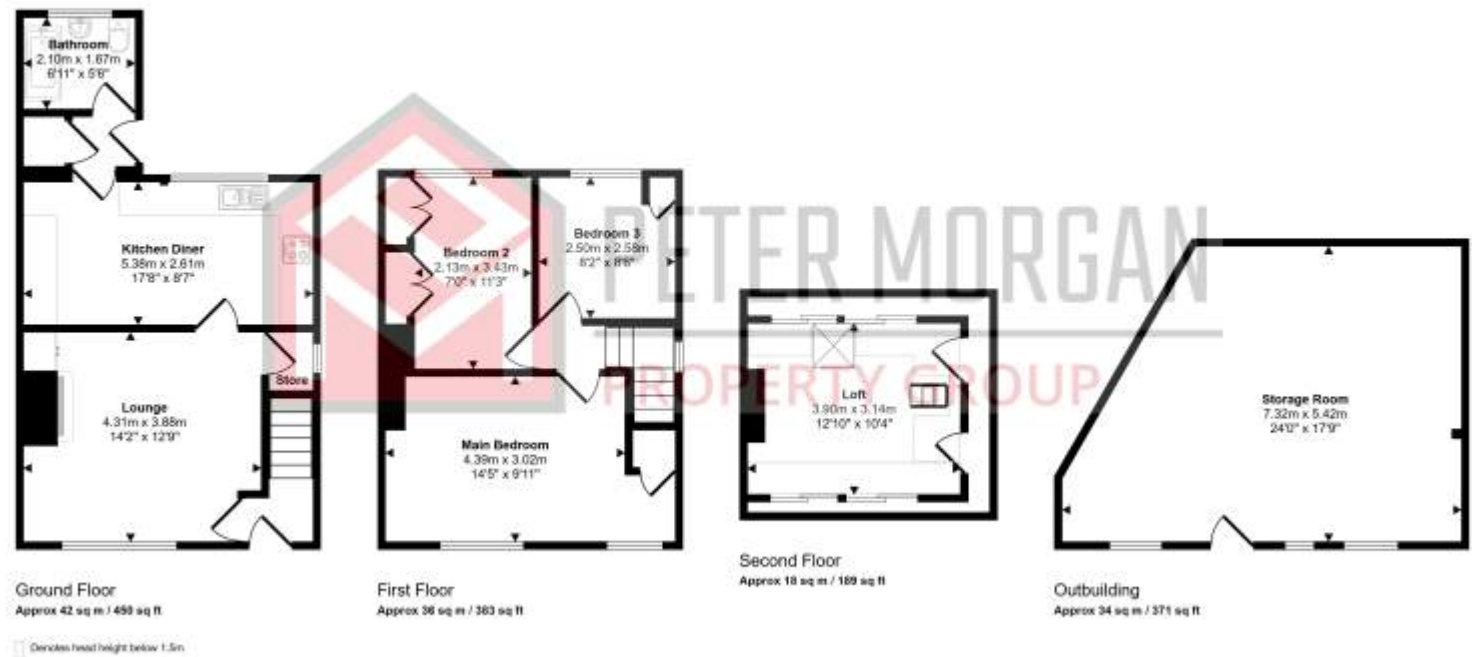
**Current heating type** Gas

**Tenure (To be confirmed)** Freehold






Approx Gross Internal Area  
129 sq m / 1393 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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 365.



21 Pine Grove, Cimla, Neath, West Glamorgan, SA11 3RB

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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  
Hub

npt@petermorgan.net  
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  
Hub

talbotgreen@petermorgan.net  
lettingstg@petermorgan.net

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

Carmarthen  
Hub

carmarthen@petermorgan.net  
lettingscm@petermorgan.net

21 Bridge Street,  
Carmarthen  
SA31 3JS

Cardiff  
Hub

cardiff@petermorgan.net  
lettingscd@petermorgan.net

144 Crwys Road,  
Cathays  
Cardiff  
CF24 4NP

# PETER MORGAN

PROPERTY. PROPERLY



SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE



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**



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

