



PETER MORGAN

**148 Cimla Road, Cimla, Neath, West Glamorgan. SA11 3UD**

**£210,000**

### **Main Features**

- Semi detached family home
- 3 bedrooms
- 2 reception rooms
- Ground floor shower room and first floor bathroom
- located close to many local amenities such as schools, shops and restaurant
- Convenient for access to the A465 corridor and surrounding villages
- Offered with vacant possession
- Cpmbi gas central heating and uPVC double glazing
- Council Tax Band: C. EPC:
- Need A Mortgage? We can help

### **General Information**

SEMI DETACHED FAMILY HOME OFFERING 2 RECEPTION ROOMS, 3 BEDROOMS AND GARAGE.

This property is located close to many local amenities such as schools, shops and restaurant. Convenient for access to the A465 corridor and surrounding villages.

This home has accommodation comprising ground floor hallway, lounge, living room, kitchen and shower room. First floor landing, family bathroom and 3 bedrooms. Externally there are front and rear gardens and garage. The property benefits from combi gas central heating, uPVC double glazing and vacant possession.

### **GROUND FLOOR**

#### **Hallway**

uPVC door to side, radiator, wood-effect laminate flooring, staircase to first floor with storage space underneath and doors to:

#### **Lounge**

uPVC double glazed Bay window to front aspect, radiator, wood-effect laminate flooring and decorative fireplace housing electric fire.

#### **Living Room**

uPVC double glazed window to front aspect, radiator, fitted carpet and decorative fireplace housing gas fireplace.

#### **Kitchen**

Windows to side & rear, two skylights to rear, double patio doors to rear, radiator, wood-effect laminate flooring, fitted with a range of wall & base units with work preparation surfaces over, fitted oven with gas hob & cooker hood over, composite sink & drainer unit with stainless steel mixer tap, built-in dishwasher, plumbing for washing machine, spotlights, space for fridge / freezer, fitted storage cupboard and door to;

#### **Shower Room**

uPVC double glazed frosted window to rear aspect, heated towel rail, fully tiled, w.c, wash basin part of vanity unit, spotlights and corner shower cubicle.

### **FIRST FLOOR**

#### **Landing**

uPVC double glazed window to side, fitted carpet, loft access hatch and doors to;

#### **Family Bathroom**

Frosted window to rear. 3 piece suite comprising W.C, wash hand basin set in vanity unit and panelled bath with overhead shower. Fully tiled. Radiator.

#### **Bedroom 1**

Window to front. Radiator. Fitted carpet.

## Bedroom 2

Bay window to front. Radiator. Fitted carpet. Fitted wardrobes.

## Bedroom 3

Window to rear. Fitted carpet. Fitted wardrobes housing combi boiler.

## EXTERIOR

### Front Garden

Gated tarmac driveway providing parking for several vehicles and access to garage. Outside tap. Side gate to garden.

### Rear Garden

Enclosed rear garden with patio area, Decorative stone surround. Access to..

### Garage / Work Shop

Two windows to side. Garage door to front. Two uPVC doors to side. Power supply.

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [sales@petermorgan.net](mailto:sales@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** C

**Current heating type** Combi

**Tenure** Freehold







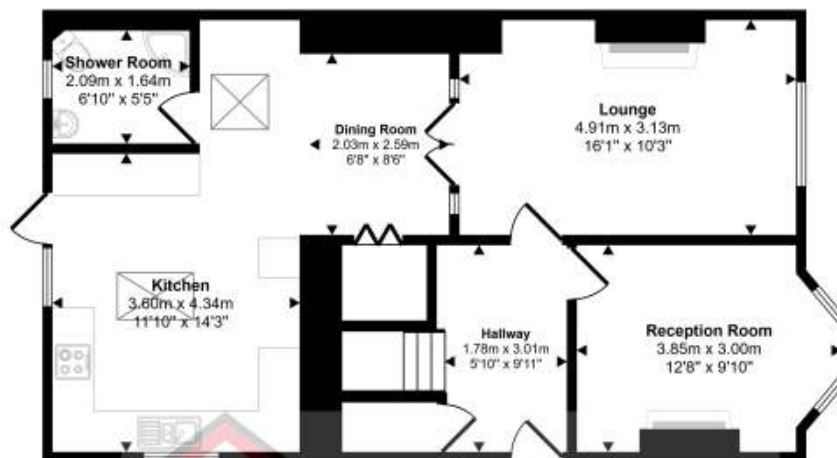






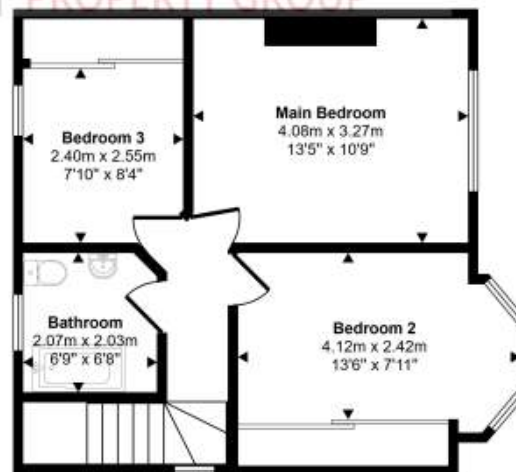


Approx Gross Internal Area  
112 sq m / 1210 sq ft



Ground Floor  
Approx 69 sq m / 739 sq ft

PETER MORGAN  
PROPERTY GROUP



First Floor  
Approx 44 sq m / 471 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.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.

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