

ESTAS
★★★★★

**BEST IN POSTCODE
WINNER 2025**

#customerserviceawards



PETER MORGAN

7 Nightingale Park, Cimla, Neath, Neath Port Talbot, SA11 3RX

£295,000

Main Features

- 4 bedroom link detached home
- Open plan kitchen/ dining room
- Lounge
- Bathroom, ensuite and cloakroom
- Enclosed rear garden
- Garage and driveway
- Located in the sought after location of Cimla and close to local amenities
- uPVC double glazing and gas central heating
- Council Tax Band: E. EPC: C
- Need a mortgage? We can help.

General Information

4 BEDROOM LINK DETACHED HOME WITH OPEN PLAN KITCHEN / DINING ROOM, ENCLOSED REAR GARDEN AND MORE!

Located in the sought after location of Cimla and conveniently located to many local amenities such as Cefn Saeson Comprehensive School, Crynallt Primary School, Tesco Express and many other local amenities, whilst also having easy access to the A465 and benefits excellent public transport links.

This home comprises ground floor hallway, cloakroom, lounge and kitchen / dining room. First floor landing, family bathroom and 4 bedrooms, bedroom 1 with ensuite shower room. The exterior offers front garden, garage and enclosed rear garden. The property benefits from gas central heating and uPVC double glazing.

GROUND FLOOR

Hallway

Wooden door to front. Staircase to first floor. Understairs store cupboard. Laminate flooring. Radiator.

Cloakroom

uPVC double glazed frosted window to front. 2 piece suite comprising W.C and wash hand basin. Radiator. Laminate flooring.

Lounge

uPVC double glazed bay window to front. Radiator. Fitted carpet.

Kitchen / Dining Room

uPVC double glazed window to rear. uPVC door to side. Patio doors to rear. Fitted kitchen comprising wall mounted and base units. Space and plumbed for washing machine. Wine cooler. Integrated dishwasher. 5 ring gas hob, integrated electric grill and integrated electric oven. Integrated fridge freezer. Tiled floor.

FIRST FLOOR

Landing

uPVC window to side aspect. Carpeted staircase from ground floor.

Family Bathroom

uPVC double glazed frosted window to side. 3 piece suite comprising W.C, wash hand basin and panelled bath. Part tiled walls. Extractor. Radiator. Laminate flooring.

Bedroom 1

uPVC double glazed window to front. Radiator. Fitted carpet.

En-suite shower room

uPVC double glazed frosted window to side. 3 piece suite comprising W.C, wash hand basin set in vanity unit and single shower cubicle. Extractor fan.

Bedroom 2

uPVC double glazed window to rear. Radiator. Fitted carpet. Fitted double wardrobes.

Bedroom 3

uPVC double glazed window to front. Radiator. Fitted carpet.

Bedroom 4

uPVC double glazed window to rear. Radiator. Fitted carpet.

EXTERIOR

Front Garden

Open plan front garden laid to decorative stone. Driveway to..

Garage

Roller door. Power and lighting. Door to garden.

Rear Garden

Laid to paved patio. Area of lawn. Wooden fence perimeter. Door to garage.

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 (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

Current council tax banding

E

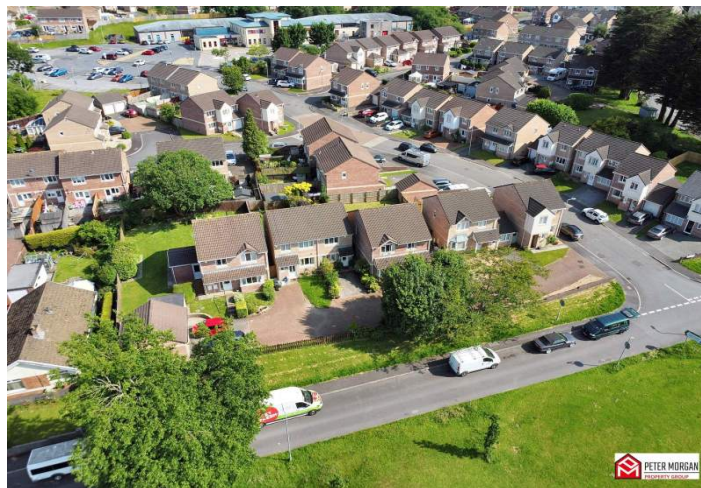
Current heating type

Gas

Tenure

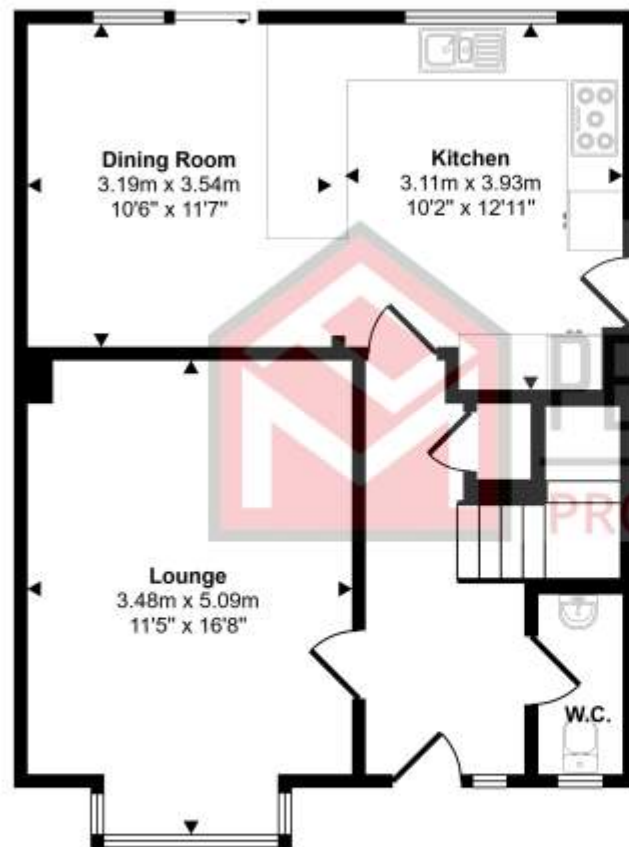
Freehold



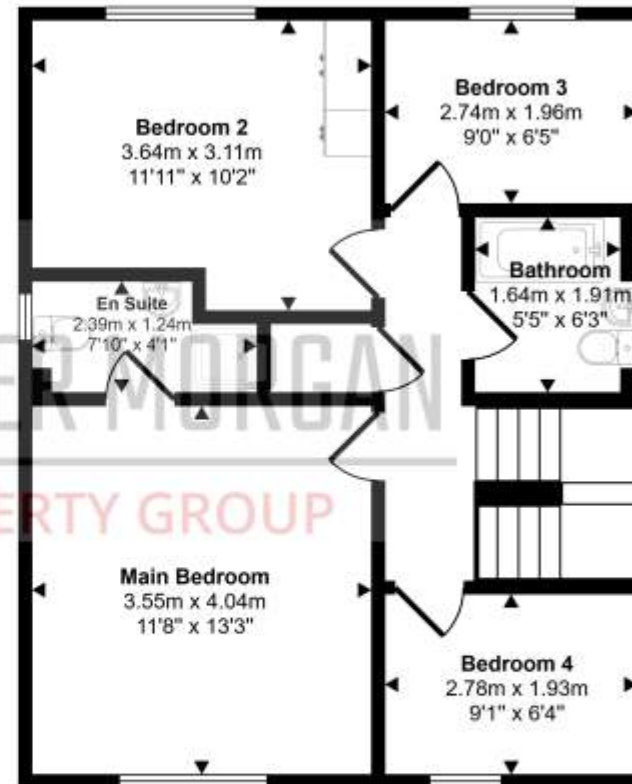




Approx Gross Internal Area
106 sq m / 1145 sq ft




Ground Floor
Approx 54 sq m / 576 sq ft



First Floor
Approx 53 sq m / 569 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.

7 Nightingale Park, Cimla, Neath, Neath Port Talbot, SA11 3RX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	73	
(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.

Neath
Hub
sales@petermorgan.net
lettings@petermorgan.net
33-35 Windsor Road,
West Glamorgan
SA11 1NB

Neath
Financial Services
team@pmfinancial.net

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

PETER MORGAN



PROPERTY. PROPERLY

SALES - LETTINGS - AUCTION - FINANCIAL - EXCLUSIVE

ESTAS
★★★★★

BEST IN POSTCODE
WINNER 2025

#customerserviceawards

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

