



## 54 Ridgewood Gardens, Cimla, Neath, SA11 3QF

**£165,000**

Situated within the popular location of Cimla, close to local primary and comprehensive school, on regular bus route and a short drive from all facilities and amenities at Neath Town Centre, a end terraced home, well presented to a nice standard by the present owners and having accommodation over 2 floors to include lounge and kitchen/breakfast room to the ground floor and 2 double bedrooms, bathroom/w.c. to the first floor. Garden to front is lawn with an enclosed rear garden. There is off-road parking for several vehicles to the side that leads to a single garage.



## Main dwelling



## Hallway

Full length glass door and window, stairs to first floor, Oak style doors leading to kitchen and lounge.

## Lounge 14'2" x 12'10" (4.325 x 3.937)



Attractive lounge with bay window to front, covered ceiling and radiator.



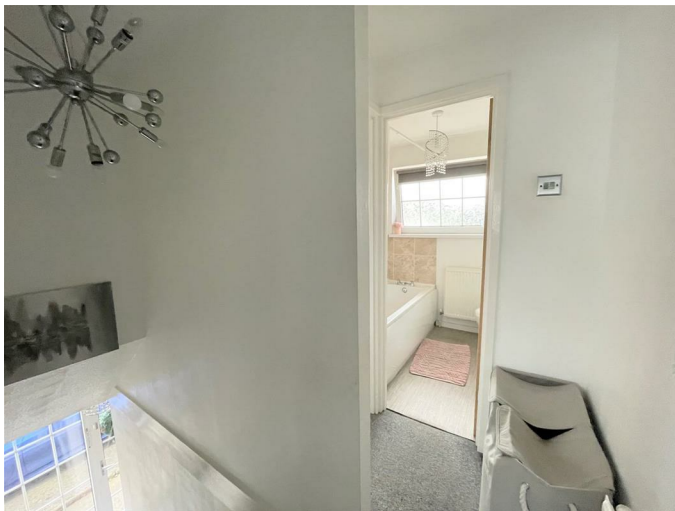
## Kitchen 14'2" x 8'10" (4.322 x 2.700)



Modern fitted kitchen in high gloss fronted doors with long chrome handles, space for washing machine, fridge freezer, gas hob and electric oven with extractor hood above, dark fleck worktops with matching splashback, twin bowl stainless sinks with mixer taps, breakfast bar area, window and door to rear and radiator.

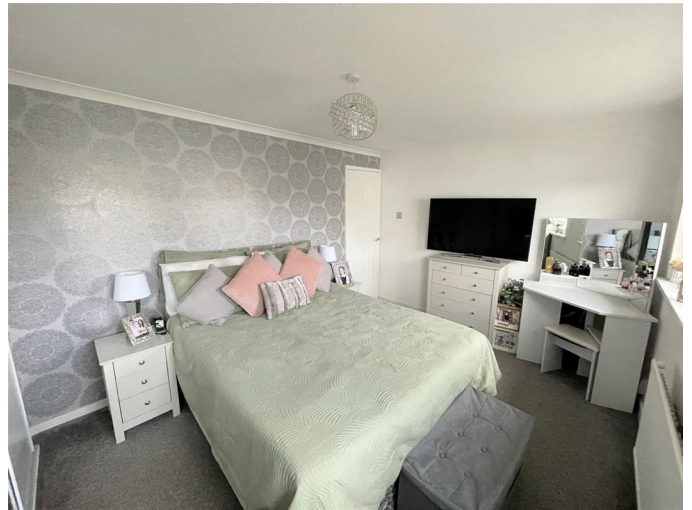


**Landing 3'6" x 2'5" (1.072 x 0.751)**



Attic access and radiator.

**Bedroom one 12'2" x 9'7" (3.711 x 2.940)**



Good size bedroom with a range of fitted wardrobes with mirror inset, coved ceiling, window to front and radiator.





**Bedroom two 8'4" x 7'8" (2.564 x 2.348)**



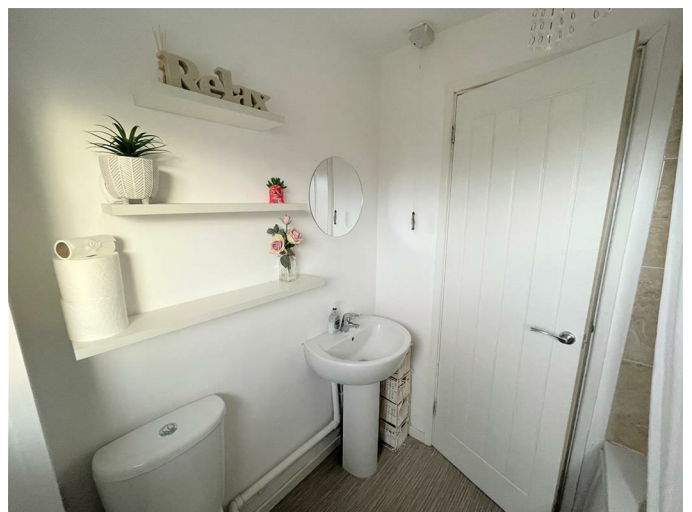
Double room with fitted wardrobes, window to rear and radiator.



**Bathroom 6'0" x 5'9" (1.851 x 1.775)**



Fitted with panel bath with shower, low level WC, pedestal was hand basin, part tiles to walls, cushion flooring, window to rear and radiator.



## Rear garden



Level path garden with part lawn and decked area all enclosed with fencing panels, timber shed to rear, side access to driveway and garage.



## Street view





## Garage



Up and over door with power and light, off road parking for several vehicles to side.

### Council tax

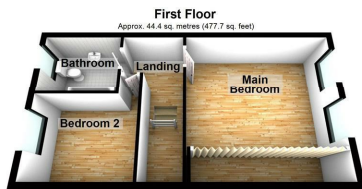
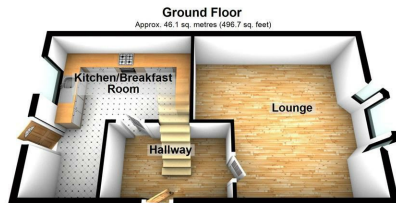
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Annual Price:

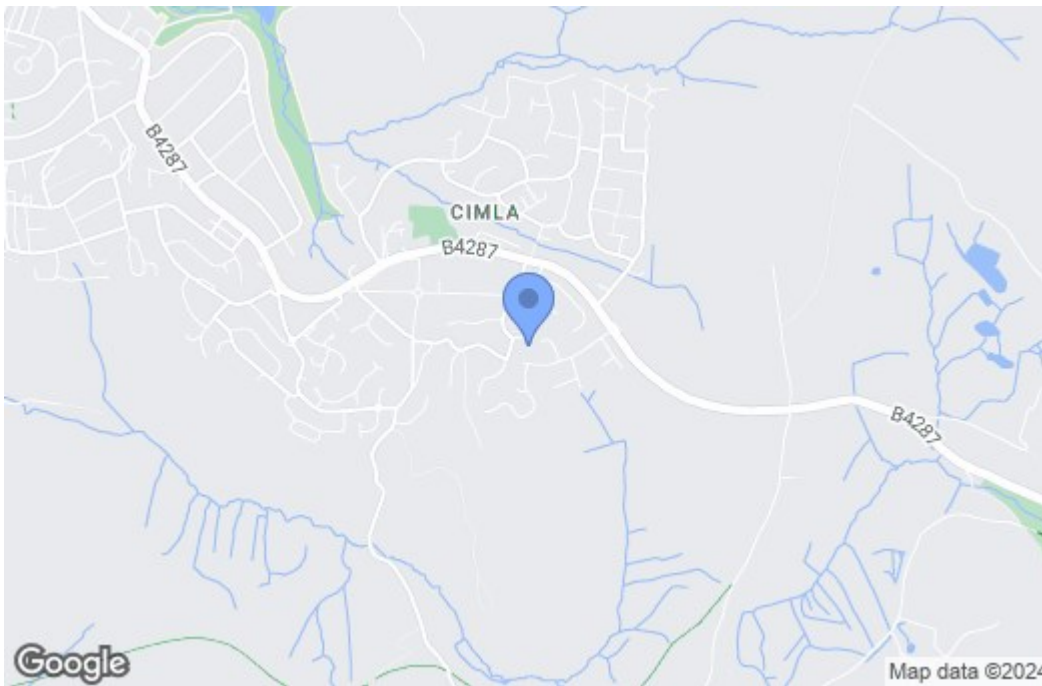
£1,788 (avg

## Floor Plan

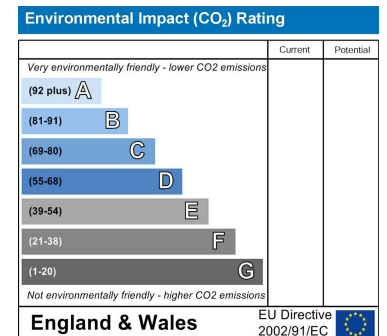
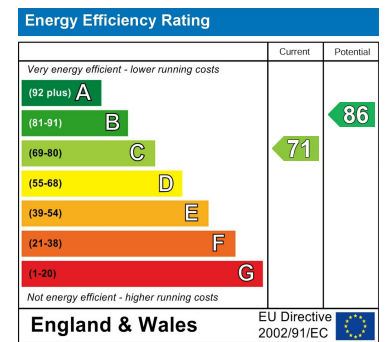


Total area: approx. 90.5 sq. metres (974.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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