



17 Cimla Common, Neath, SA11 3SY

Price £269,950

This is a detached spacious throughout bungalow with beautiful open views over Cimla common. It's located in a popular area that offers easy access to both primary and super schools, as well as local amenities. The surrounding area is perfect for lovely walks to the Gnoll Country park. The bungalow includes a kitchen and dining room, spacious lounge, three double bedrooms, and a family bathroom. There's off-road parking in the front that leads to a single garage, and there are gardens in both the front and the back. The property is available for immediate vacant possession with no onward chain.

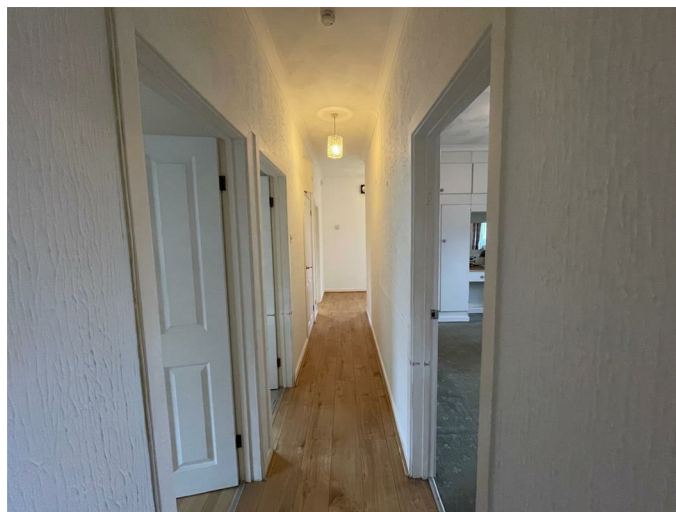
Main dwelling



Hallway 10'9" x 5'4"/inner hall 21'1" x 2'11" (3.30m x 1.65m/inner hall 6.45m x 0.89m)



Entrance via Upvc door into hall, laminate flooring, built-in-cupboards with radiator and shelves.



Lounge 18'5" x 14'4" (5.634 x 4.382)



Lovely spacious room with open views over the common, stone feature fireplace with electric fire, bay window to front and radiator.



Dining area 10'7" x 10'7" (3.230 x 3.228)



Kitchen 15'2" x 10'6" narrowing to one part 5'6" (4.642 x 3.211 narrowing to one part 1.685)



Open plan to the kitchen, with laminate flooring, window to rear and radiator.



Spacious kitchen with plenty of base and wall units to include gas hob and oven extractor above, colour sink drainer with mixer taps, room for washing machine, walk-in-cupboard housing the wall mounted Worcester boiler, tiled floor to kitchen, window, and door to rear and radiator.



Main bedroom 14'4" x 11'5" (4.386 x 3.487)



Double room with fitted wardrobes, nice outlook, window to front and radiator.



Bedroom two 16'8" x 10'6" (5.084 x 3.210)



With window to front offering views over the common, fitted wardrobes with mirror inset and radiator.

Bedroom three 13'4" x 10'11" (4.080 x 3.340)



With laminate flooring window to rear and radiator.

Bathroom 9'1" x 7'8" (2.792 x 2.347)



Wet room with shower, vanity wash hand basin, low level WC, pvc cladding to walls and ceiling and radiator.



Front garden



Beautiful outlook over the Cimla Common, artificial grass to front, small steps to porch area, double gates and access to both sides.

Front view



Rear garden



Paved rear garden in two parts, part bordered with wall, two out buildings.



Garage



Single garage with up and over door.

Driveway



Off road parking to side.

Front view



Agents Notes

Council Tax Band - D

Annual Cost of £2,012 (avg)

Conservation Area - No

Agents Notes

Flood Risk - Very Low

Mobile Phone Coverage - EE, Vodafone, Three and O2

Satellite - BT, Sky and Virgin.

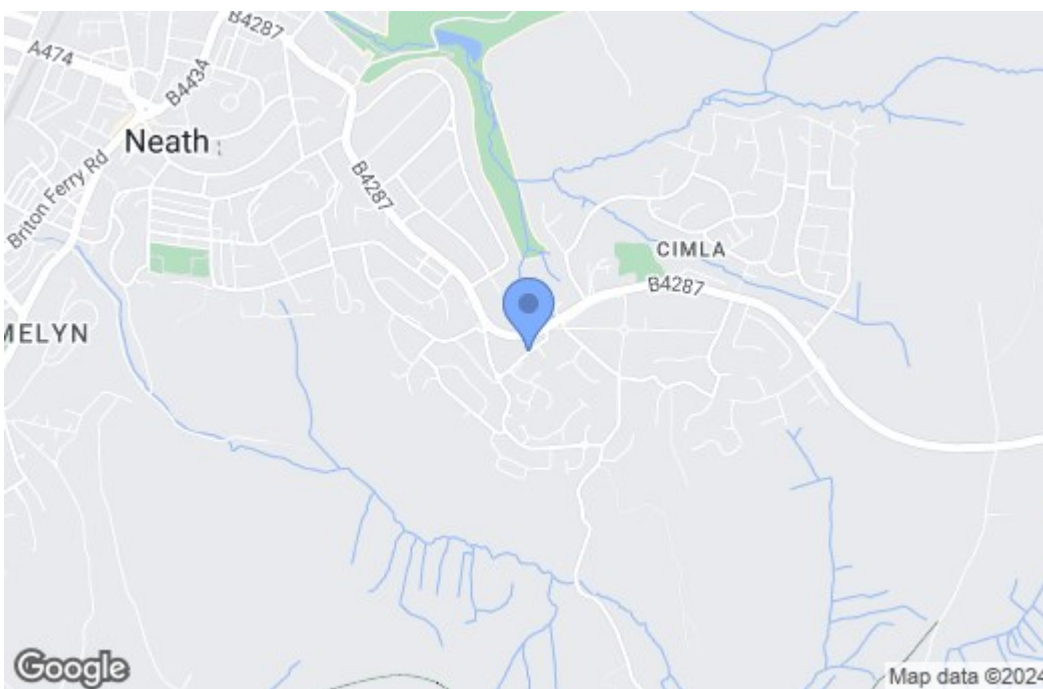
Epc link

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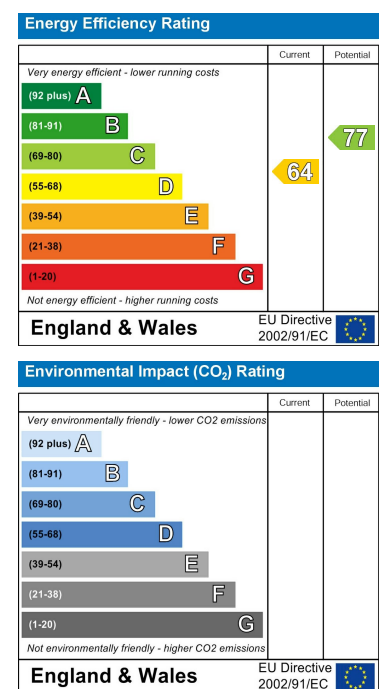
Floor Plan



Area Map



Energy Efficiency Graph



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