



## 162 Cimla Crescent, Neath, SA11 3PF

**Offers In The Region Of £350,495**

Situated in the much sought after location of Lower Cimla, backing onto the popular Gnoll Country Park, close to local schools, countryside walks and a short distance from all amenities and facilities at Neath Town Centre, a detached modern family residence offering extended spacious accommodation, benefitting from full gas central heating, recently installed replacement roof, boiler and double glazing throughout and accommodation over 2 floors to include living room, cloakroom, large lounge/dining area and kitchen to the ground floor and 3 bedrooms and shower room to the first floor. Externally, there is ample parking to the front driveway, single attached garage and large enclosed garden to the rear.



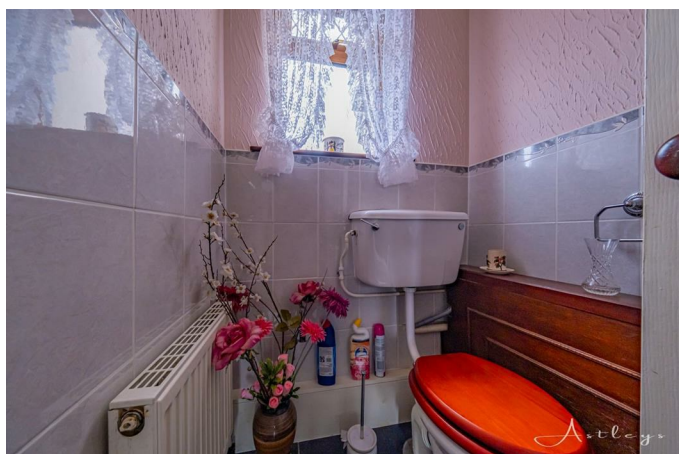
**Front double glazed entrance door into:**

**Entrance hallway 10'6" x 9'9" (3.22m x 2.98m)**



With dado rail, radiator, stairs to first floor, coved ceiling, understairs cupboard.

**Cloakroom/storage area 4'1" x 2'9" (1.25m x 0.84m)**



Lobby area with double fitted storage cupboards in mahogany colour, dado rail, coved.

**Cloakroom 5'0" x 4'0" (1.53m x 1.23m)**

With 2 piece suite in white comprising wash hand basin on vanity unit, w.c., tiled floor, part tiled walls, coved ceiling, double glazed window to rear,

**Lounge 13'3" x 12'11" (4.06m x 3.94m)**



With mahogany feature fireplace with electric fire (not tested) with marble effect insert and hearth, double glazed window to front, radiator, glazed door and side panel to:



## Lounge



Living room/dining area 19'5" x 11'3" (5.94m x 3.43m)



With radiator, coved ceiling.



Kitchen 19'7" x 8'3" (5.99m x 2.54m)



With fitted base and wall units in cream with green work surfaces over, stainless steel sink unit, Rangemaster style cooker with extractor canopy over, space for dishwasher, two radiators, tiled floor, part tiled walls, coved ceiling, double glazed window and door to rear garden.





Landing area



Half landing with double glazed window to front, access to roof space, dado rail.

Bedroom one 13'5" x 11'0" (4.10m x 3.36m)



FIRST FLOOR



With fitted wardrobes in cream, radiator, double glazed window to front, coved ceiling.



**Bedroom three 9'2" x 6'0" (2.81m x 1.83m)**



With double glazed window to rear, radiator.

**Bedroom two 10'2" x 10'5" (3.10m x 3.19m)**



With double glazed window to rear, radiator.



**Shower room 6'8" x 5'3" (2.04m x 1.61m)**



With 3 piece suite in white comprising double shower cubicle with respatex to walls, wash hand basin, w.c., part tiled walls, double glazed window to side, pvc ceiling.



## Outside



Front driveway providing off-road parking for 2 vehicles leading to single attached garage. Side access gate to large enclosed garden to rear which backs into the Gnoll Country Park. The garden offers patio and lawn areas and a variety of mature trees and shrubs.







### Agents Notes

Conservation Area - No

Flood Risk - Very Low

Mobile Coverage

EE

Vodafone

Three

O2

### Driveway parking



### Drone photograph

### Drone photograph

### Agents Notes

Council Tax

Band:D

Annual Price:

£2,281 (min)

Satellite / Fibre TV Availability

BT

Sky

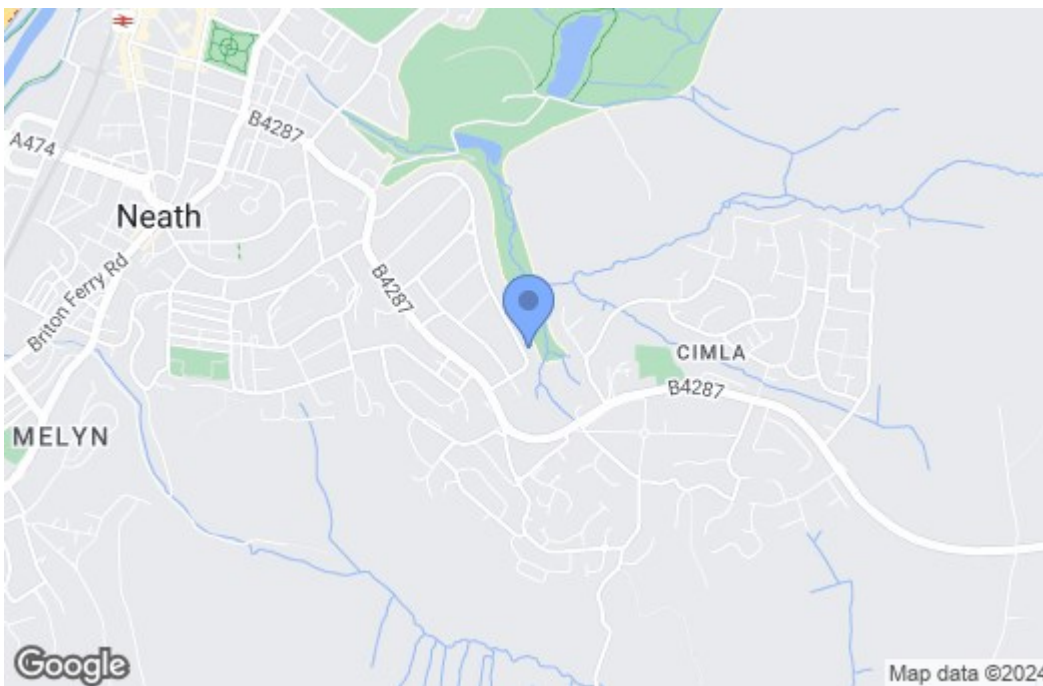
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## Floor Plan

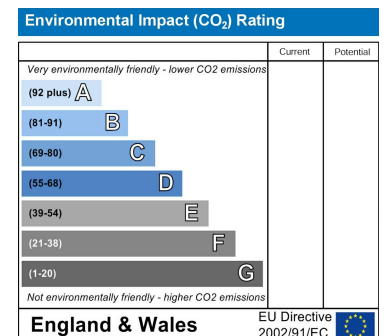
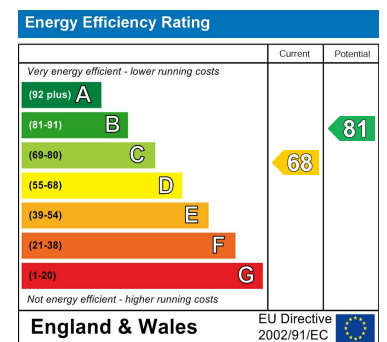


Total area: approx. 131.7 sq. metres (1418.0 sq. feet)  
Our floorplan measurements are not to be relied upon these are for brief layout only  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.