



## 16, The Meadows, Cimla, Neath, SA11 3XF

**Offers Over £295,000**

Situated in a sought after location of Cimla, close to primary & comprehensive schools, and all amenities at Neath Town Centre, short stroll to the Gnoll Country Park and a short drive from Afan Argoed Country Park. Immaculate, well presented, modern and assessable detached bungalow which benefitting from double glazing and gas central heating throughout comprising; porch, lounge, kitchen/diner, three bedrooms, ensuite and bathroom. Externally; enclosed rear garden with side access, storage shed, laid to lawn with shrubs and front garden providing off road parking. Viewing comes recommended.

## Main Dwelling



**Porch 5'0" x 2'10" (1.536 x 0.886)**  
Enter through composite door into:

**Lounge 21'0" x 10'6" (6.411 x 3.221)**



Spacious open plan lounge with large bay window to front, herringbone porcelain tiled floor, gas fire (not included) and radiator.

## Lounge



**Kitchen/Diner 11'8" x 19'4" (3.571 x 5.911)**



Modern fitted country kitchen with base and wall units in emerald green with coordinating quartz worktops comprising of integrated fridge/freezer and dishwasher, Belfast sink and matt black tap, window to side, Smeg gas cooker with extractor over, part tiled walls, herringbone porcelain tiles and radiator.



### Kitchen/Diner



### Utility Room 10'7" x 6'11" (3.231 x 2.131)



Fitted with base and wall units in emerald green with coordinating work surfaces with space for washing machine and tumble dryer, radiator, herringbone porcelain tiled floor and door to rear garden.

### Bedroom one 7'10" x 13'10" (2.413 x 4.217)

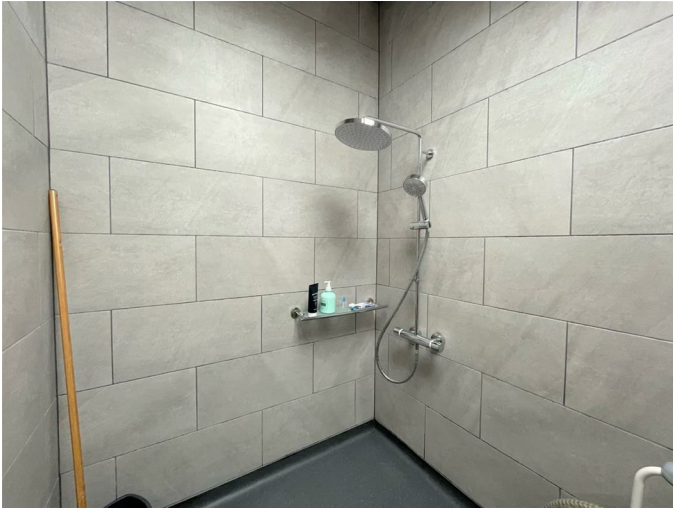


Double bedroom with velux windows, laminate flooring, spot lights, radiator and window to front.

### Bedroom one

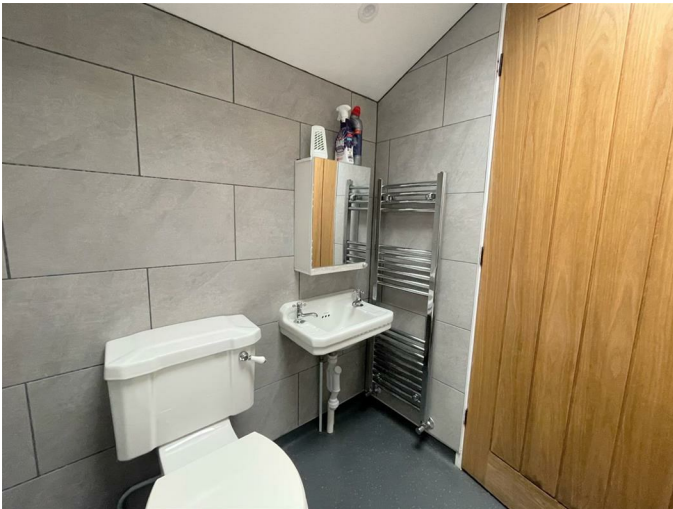


**Ensuite 7'9" x 5'0" (2.372 x 1.529)**



Two piece suite in white comprising of a low level wc, pedestal wash hand basin, heated towel rail and walk in shower.

**Ensuite**



**Bathroom 6'8" x 6'7" (2.049 x 2.014)**



Three piece suite in white comprising of panelled bath, wc, pedestal wash hand basin, part tiled walls, tiled flooring, heated towel rail and window to rear.

**Bathroom**



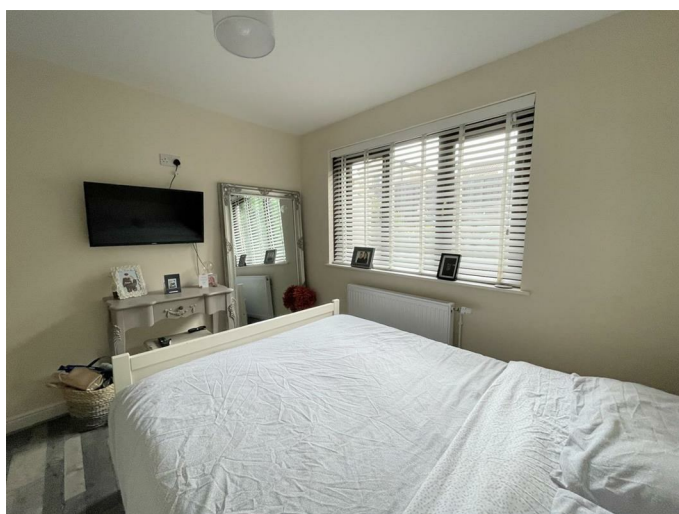


**Bedroom two 9'9" x 10'0" (2.973 x 3.069)**



Double bedroom with space for wardrobes, laminate flooring, window to rear and radiator.

**Bedroom two**

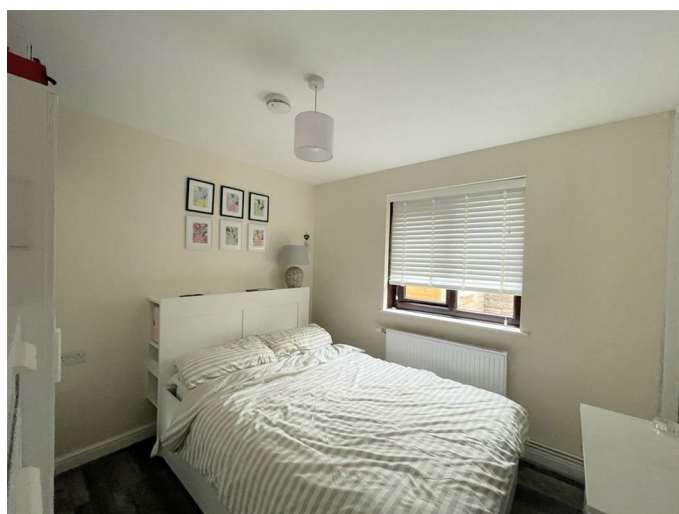


**Bedroom three 9'9" x 9'9" (2.981 x 2.980)**



Double bedroom with space for wardrobes, laminate flooring, radiator and window to rear.

**Bedroom three**



## Garden



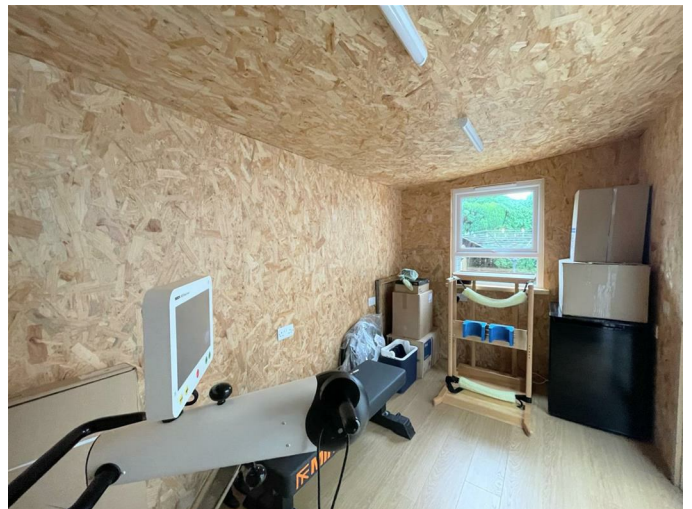
Enclosed rear garden with laid to lawn, patio and storage shed which is currently used as a physio room.



## Garden room



## Garden room

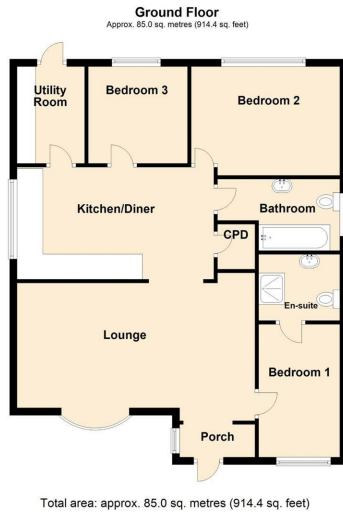


## Agents notes

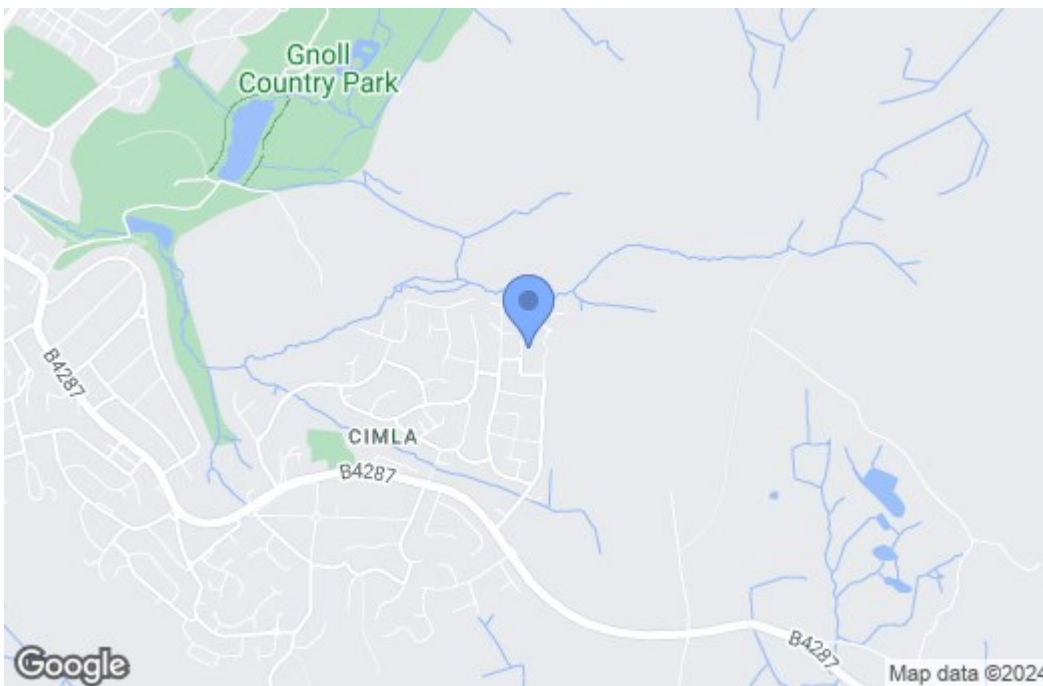
Ramp at the front of the property will be removed prior to completion of sale.



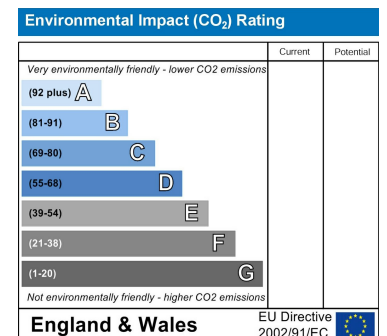
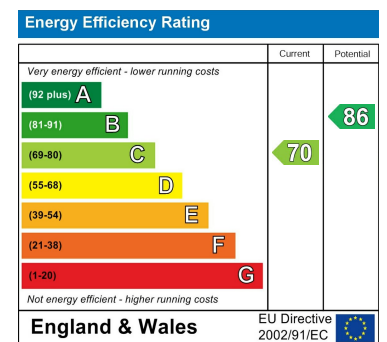
## Floor Plan



## 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.