



152 Cimla Crescent, Neath, SA11 3PF

Offers In The Region Of £234,950

Nestled in one of Neath's most coveted neighbourhoods, this semi-detached family home stands within a leisurely stroll of the picturesque Gnoll Country Park and all the conveniences Neath Town Centre has to offer. Welcoming you with an entrance hallway, the house unfolds with a cloakroom, a cosy lounge, dining room and a kitchen. Ascending to the first floor reveals three generously-sized bedrooms and a bathroom. Outside, a driveway offering off-road parking, while the large mature rear garden, bordered by the scenic Gnoll Country Park. Viewing comes recommended.

Main Dwelling



Enter through PVC door into:

Hallway 13'03 x 5'11 (4.04m x 1.80m)

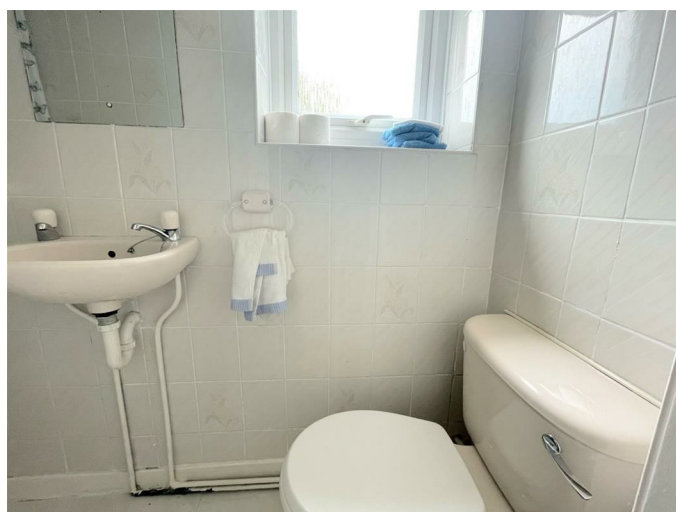


With stairs to first floor, radiator and covered ceiling.

Downstairs WC 2'03 x 8'03 (0.69m x 2.51m)



With fully tiled walls, shower cubicle, double glazed window to rear, tiled flooring, low level wc, pedestal wash hand basin and radiator.



Dining Room 9'05 x 10'11 (2.87m x 3.33m)



Double glazed window to front, coved ceiling and radiator.

Lounge 10'11 x 13'01 (3.33m x 3.99m)



Cosy lounge with large double glazed window to front, gas fire (disconnected) with tiled surround and radiator.



Kitchen 7'01 x 15'00 (2.16m x 4.57m)



Fitted with base and wall units in oak effect with coordinating work surfaces to include, stainless steel sink and drainer, tiled flooring, part tiled walls, double glazed window to rear, pantry storage, washing machine, electric cooker to remain, radiator and PVC door to rear garden.

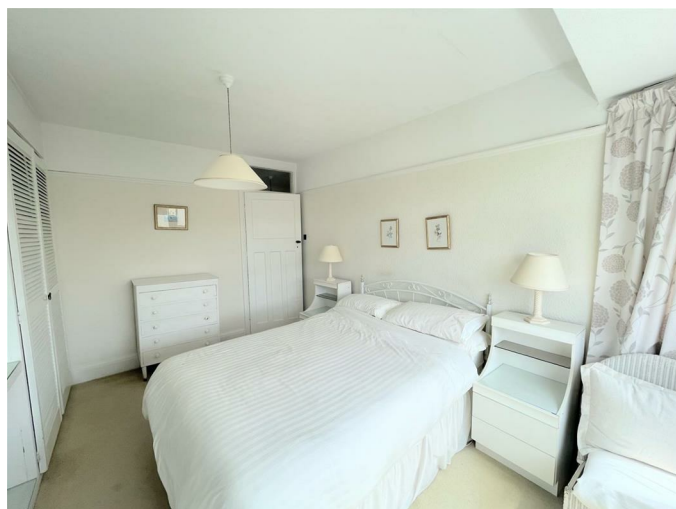


Landing 5'11 x 7'10 (1.80m x 2.39m)

Bedroom one 13'09 x 8'06 (4.19m x 2.59m)



Double bedroom with range of fitted wardrobes, large double glazed window to front and radiator.



Bedroom two 11'00 x 9'05 (3.35m x 2.87m)



Double bedroom with a range of fitted wardrobes, radiator and double glazed window to front.

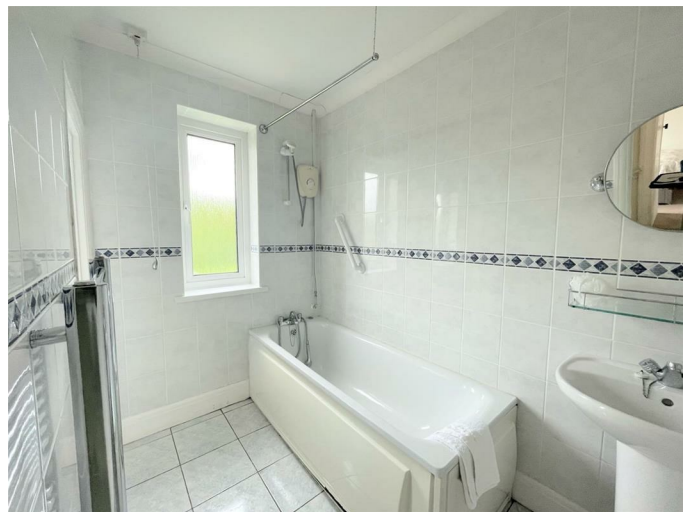


Bedroom three 8'10 x 7'05 (2.69m x 2.26m)



With radiator, attic hatch, storage cupboard housing combination boiler, and double glazed window to rear.

Bathroom 8'09 x 5'02 widening to 9'11 (2.67m x 1.57m widening to 3.02m)



Fitted with a three piece suite in white to include, low level wc, pedestal wash hand basin, panelled bath with shower over, fully tiled walls, heated towel rail, tiled flooring and double glazed window to rear.



Rear Garden



Enclosed pretty rear garden which backs onto the Gnoll Country Park with laid to lawn, a timber shed, trees and shrubs and patio area. Also to the front of the property it offers off road parking, laid to lawn, trees and shrubs.

Agents Notes

Council Tax Band: D

Annual Price:

£2,281 (min)

Conservation Area: No

Flood Risk: No Risk

Agents Notes

Mobile Coverage:

EE

Vodafone

Three
O2

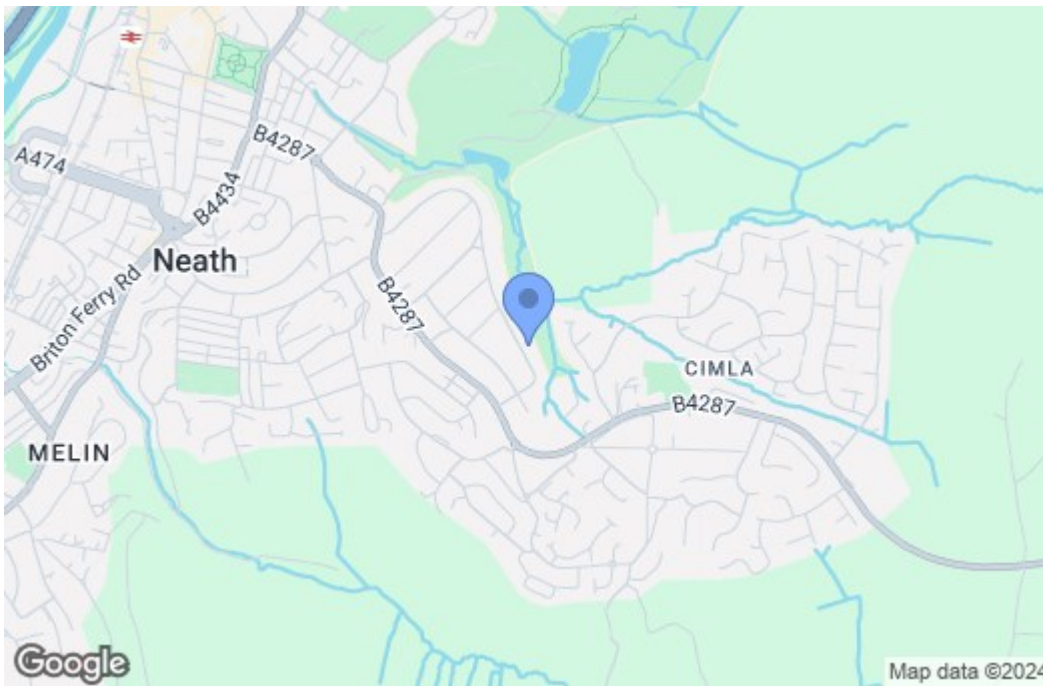
Satellite / Fibre TV Availability:

BT
Sky
Virgin

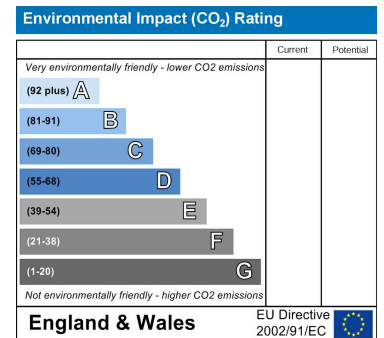
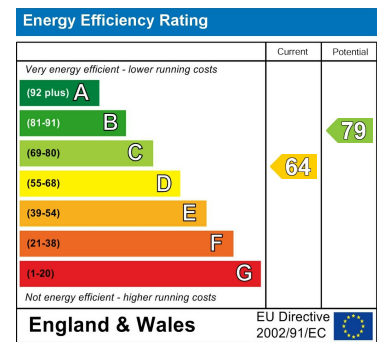
Floor Plan



Area Map



Energy Efficiency Graph



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