



2 Larch Close, Cimla, Neath, SA11 3XE

£239,950

This immaculate detached property, currently available for sale with immediate vacant possession, presents a generously proportioned front area with ample parking facilities. Within the interior, one will find two inviting conservatories, an elegantly designed lounge, a charming dining room, and a modern fitted kitchen with appliances. The residence encompasses three bedrooms, two of which are complemented by modern fitted wardrobes. The enclosed rear garden serves as a serene sanctuary, complete with a charming built-in gazebo, storage room which was once the garage which would be perfect for anyone working from home. Viewing is recommended to fully appreciate the alluring attributes of this delightful family home.

Side conservatory 14'04 x 5'7 (4.37m x 1.70m)



This room was added on in 2022 with wide access door, double glazed French style doors to rear, high gloss marble effect tiles to floor, plenty of sockets, under floor heating, and double doors to main house.



Inner hall 8'07 x 2'08 (2.62m x 0.81m)

Stairs to first floor.

Lounge



Attractive lounge with a triple glazed bay window and further window to front which was installed in 2015, feature marble style fire surround and hearth incorporating a electric fire with pebbles, new carpets installed in 2022 and radiator.





Dining room 9'05 x 8'0 (2.87m x 2.44m)



Open-plan dining room to the conservatory, with Oak finished flooring, opening leading through to the conservatory and radiator.



Kitchen 12'09 x 6'07 (3.89m x 2.01m)



Beautiful kitchen installed in 2019 in high gloss White fronted doors to include; chrome effect handles, light fleck worksurfaces, integrated fridge and freezer, built-in dishwasher, understairs storage cupboard and space for a microwave, tiled flooring, window to rear.





First floor landing 8'07 x 2'08 (2.62m x 0.81m)

Bedroom one 12'07 x 7'10 (3.84m x 2.39m)



Double room with a range of high gloss fitted wardrobes with matching overhead cupboards which were fitted in 2023, double glazed window to front and radiator.



Conservatory 9'11 x 9'03 (3.02m x 2.82m)



With double glazed windows, insulated ceiling, Oak finished flooring, doors to rear.



Bedroom two 9'09 x 8'02 (2.97m x 2.49m)



Double room with built-in cupboard housing the gas boiler, window to rear and radiator.

Bedroom three 9'08 x 4'10 (2.95m x 1.47m)



With window to rear and radiator.



Family bathroom 6'11` x 6'04 (2.11m` x 1.93m)



Bathroom was re-fitted in 2022 with modern fitted suite in White high gloss, with vanity WC and wash hand basin, plenty of storage cupboards, shower cubicle with marble effect boards to shower area, wall mounter electric mirror and double glazed window to rear.

Rear garden



Beautiful rear garden with a Gazebo which was built in 2022 with lights, enclosed with fencing encircles, further metal shed that houses the washing machine and tumble dryer. external taps for hot and cold, block paving and small feature wall



Front garden



Block paved from garden that offers parking for 2 cars but has potential for 3/4, bordered with ornate metal fencing, side access to rear garden.

Storage room

This room, which was once a garage, offers plenty of opportunities due to its power and light availability. It could be transformed into a home office, providing a quiet and productive workspace, or turned into a personal gym equipped with your favorite exercise equipment



Agents notes

Consumer unit installed 2019, Exterior front and rear sensors hard wired security lights.

Council tax

Council Tax

Band:

C

Annual Price:

£2,028 (min)

Services

Flood Risk

No Risk

Floor Area

818 ft 2 / 76 m 2

Plot Size

0.05 Acres

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

27 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

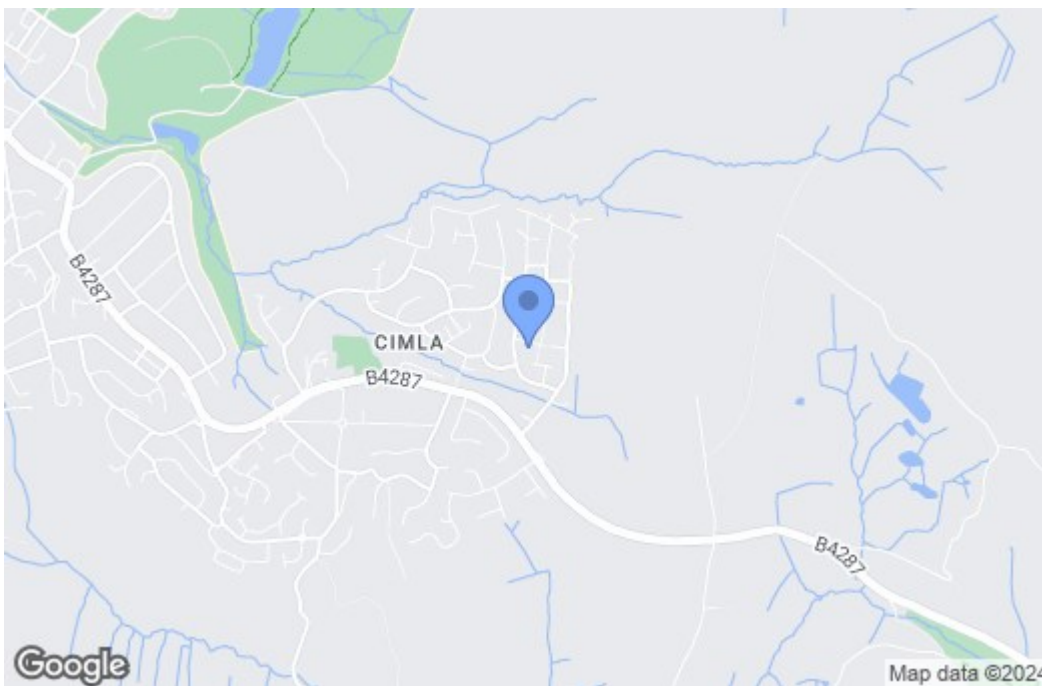
Sky

Virgin

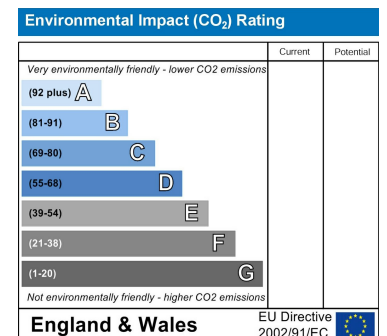
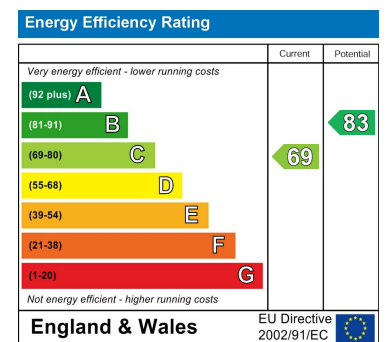
Floor Plan



Area Map



Energy Efficiency Graph



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