



## 92 Greenwood Drive, Neath, SA11 2BW

**£234,950**

Situated in the location of Cimla with some amazing views to the open countryside to the rear and Swansea Bay to the front, also being on the fringe of the popular Gnoll Country Park, local schools, and a short distance from all amenities and facilities at Neath Town Centre, a detached bungalow which benefits from full gas central heating and double glazing and comprises of porch, lounge, kitchen and three bedrooms and shower room. Externally, there is parking and garage to the front, and to the rear, there is an enclosed garden with laid to lawn and patio area. Viewing comes recommended.



## Main Dwelling

Enter through composite door into:

**Porch 3'05 x 2'08 (1.04m x 0.81m)**

With storage cupboard and window to side.

**Lounge/Diner 21'04 x 10'09 w to 15'08 (6.50m x 3.28m w to 4.78m)**



Spacious lounge with two radiators, and large double glazed bay window to front.



**Inner Hallway 10'03 x 5'09 (3.12m x 1.75m)**

With storage cupboard housing combination boiler.

**Shower room 8'04 x 6'00 (2.54m x 1.83m)**



Fitted with three piece suite in white to include sink on vanity unit, low level wc, walk in shower with sliding door, cushioned flooring, fully tiled walls, heated towel rail and double glazed window to rear.

**Kitchen 11'05 x 9'02 (3.48m x 2.79m)**



Fitted with base and wall units with coordinating work surfaces to include; stainless steel sink and drainer, tiled flooring, part tiled walls, electric cooker and hob with extractor over, space for washing machine and fridge/freezer, radiator, and double glazed window to rear.



**Bedroom one 11'09 x 10'06 (3.58m x 3.20m)**



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





**Bedroom two 10'06 x 7'00 (3.20m x 2.13m)**



With radiator and double glazed window to rear.



**Bedroom three 7'02 x 10'02 (2.18m x 3.10m)**



With radiator and patio doors to rear garden.



**Rear Garden**



Beautifully presented enclosed rear garden with trees, shrubs, laid to lawn and patio area.

**Rear Garden**





**Rear Garden**



**Garage view**



**Rear bungalow view**



Off road parking and garage with power and light with rear garden access door.

**Drone Image**



### Drone Image



### Rear garden



### Rear garden



### Agents Notes

Council Tax Band: D

Annual Price:  
£2,281 (avg)

Conservation area - No

Flood Risk - No risk

### Agents Notes

Mobile Coverage:

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability:

BT

Sky

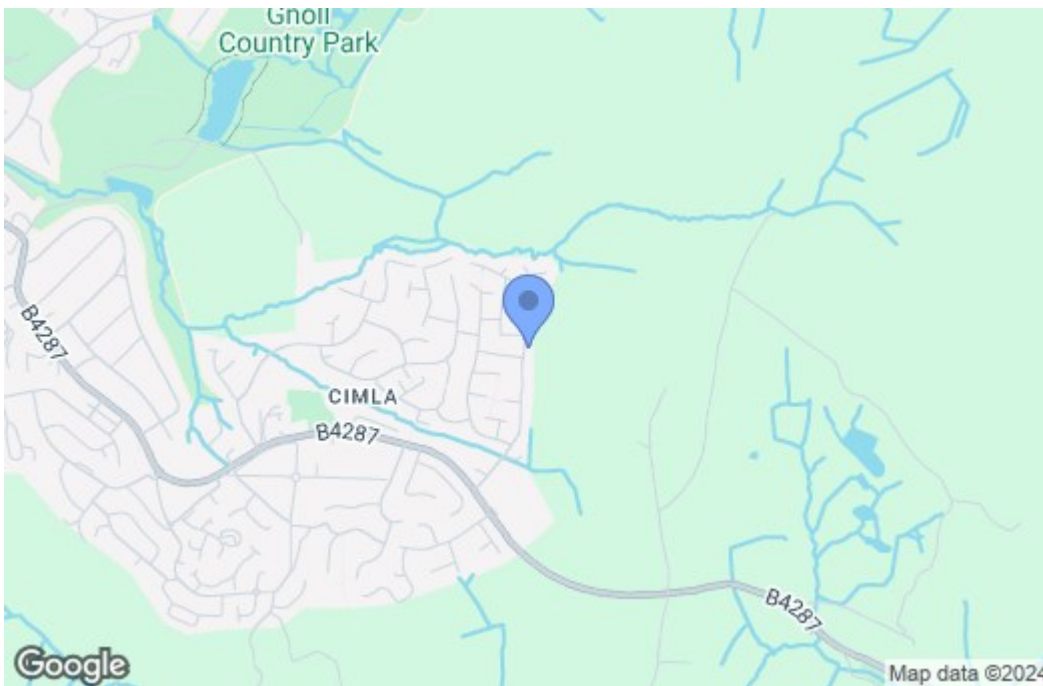
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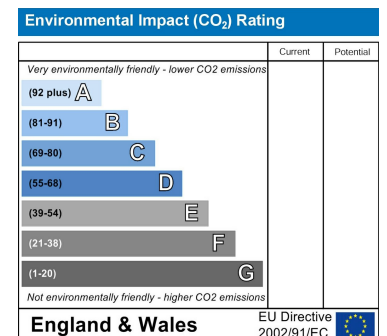
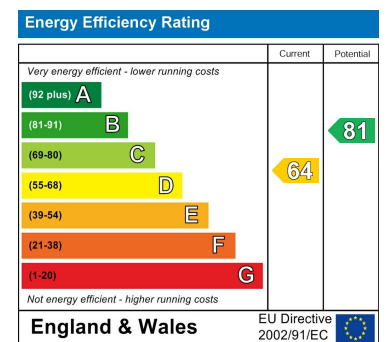
## Floor Plan



## Area Map



## Energy Efficiency Graph



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