



## 24 Cimla Crescent,, Lower Cimla, Neath, Glamorgan, SA11 3NN

**Price £299,950**

Situated within the much sought after residential area of Lower Cimla, on the fringe of the popular Gnoll Country Park and within walking distance of all amenities and facilities at Neath Town Centre, local schools, Neath Port Talbot College and good links for the M4 motorway, a well presented split level family home which has been improved by the present owners to a lovely standard, offering versatile accommodation over 3 floors to include, lounge, bedroom 3/sitting room to the ground floor, open plan kitchen/family room, utility room and cloakroom to the lower ground floor and 2 further bedrooms and family bathroom/w.c. to the first floor. Externally, there is off-road parking to the side driveway leading to single detached garage which has been converted into a gym, with enclosed, good size garden to rear.

**Modern composite entrance door into:**

**Entrance hallway**



With engineered wood flooring, coved ceiling, stairs to first floor.

**Lounge 14'7" x 11'2" (4.45m x 3.42m)**



With cast iron fireplace incorporating fitted gas fire (not tested) on marble effect hearth, double glazed bay window to front, engineered wood flooring, coved ceiling and radiator.



**Sitting room/bedroom 3 11'8" x 10'0" (3.565m x 3.05m)**



With engineered wood flooring, double glazed window to front, coved ceiling and radiator.



Lower ground floor

Open plan family area/kitchen 21'6" x 12'4" (6.57m x 3.76m)



Kitchen area is fitted with a range of base and wall units in beige colour 'shaker' style with white quartz work surface, white ceramic sink with waste disposal, breakfast bar, fitted electric hob with extractor canopy over, glass display cupboard, part tiled walls, LVT flooring, oak beam and spotlights to ceiling providing a lovely feature, double glazed window to rear, understairs storage cupboard, radiator.



Family area

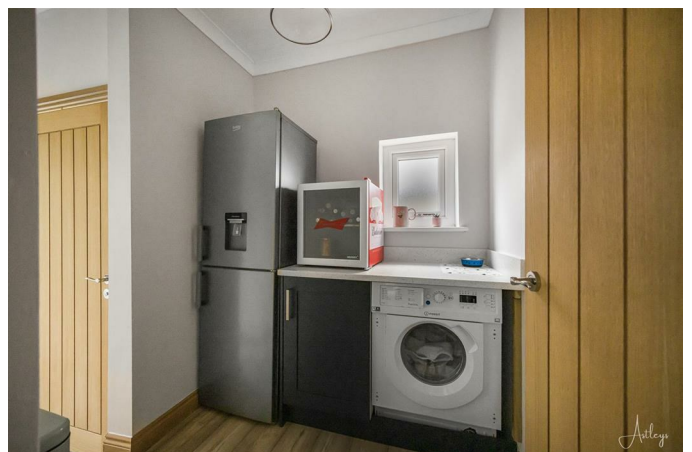
Beautiful feature fireplace incorporating log burner, double glazed sliding patio doors to rear garden, coved ceiling, LVT flooring with underfloor heating.



### Kitchen area



### Utility area 12'1" x 6'1" (3.69m x 1.86m)



With space for fridge/freezer and washing machine,

double glazed window to side, tiled floor, coved ceiling, door to rear garden.

#### Cloakroom



With 2 piece suite in white comprising w.c. and wash hand basin, wall mounted gas combination boiler, double glazed window to side, tiled floor, radiator.

#### FIRST FLOOR

Landing area with access to roof space.

Bedroom one 12'3" x 10'0" (3.75m x 3.06m)



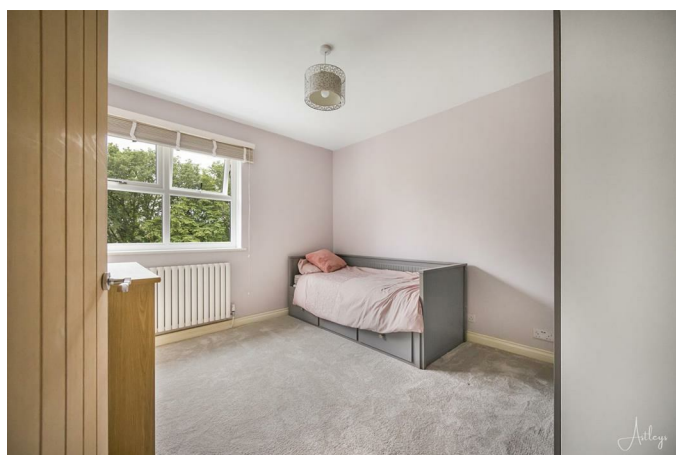
With double glazed window to rear, radiator, coved ceiling.

Bedroom two 12'7" x 11'4" (3.85m x 3.47m)

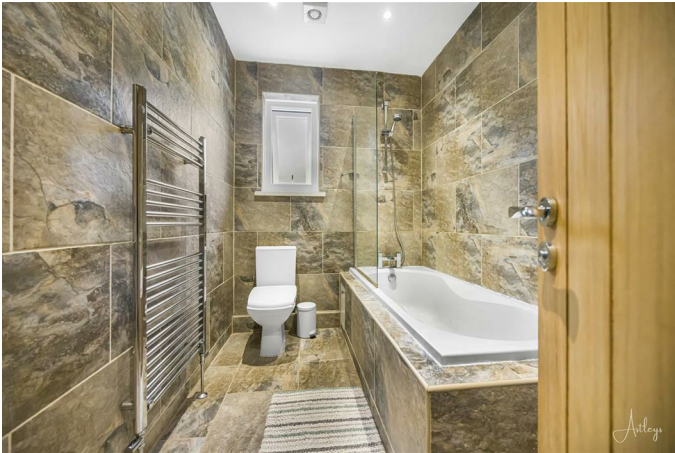


With fitted storage cupboard, radiator, coved ceiling, double glazed window to rear.

Bedroom two



### Bathroom/w.c. 9'2" x 6'0" (2.81m x 1.84m)



With 3 piece suite in white comprising bath in tile surround with shower over, sink in vanity unit, w.c., fully tiled walls and floor, double glazed window to rear, heated towel rail, spotlights to ceiling.

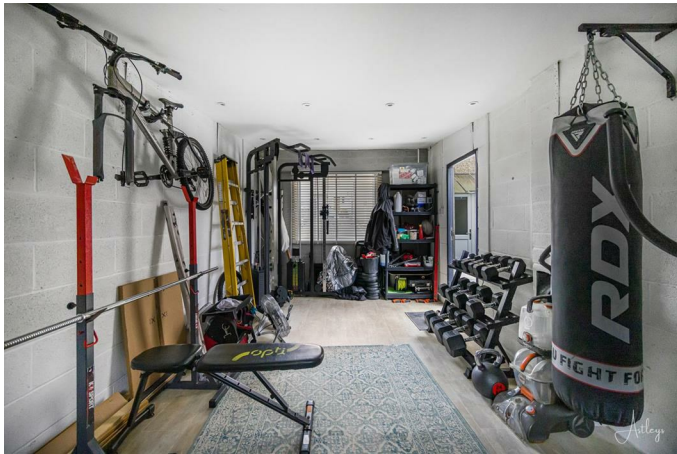
### Outside



Low maintenance garden to front, side driveway providing off-road parking leading to single garage which has been converted to a gymnasium but could also be used as a home office. Side access gate to enclosed large garden to the rear over 3 levels comprising full width patio, steps down to enclosed astroturf area and further garden area which backs onto the Gnoll Country Park.



### Gym in garage



### Drone photograph



### AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

14 Mbps

Superfast

36 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

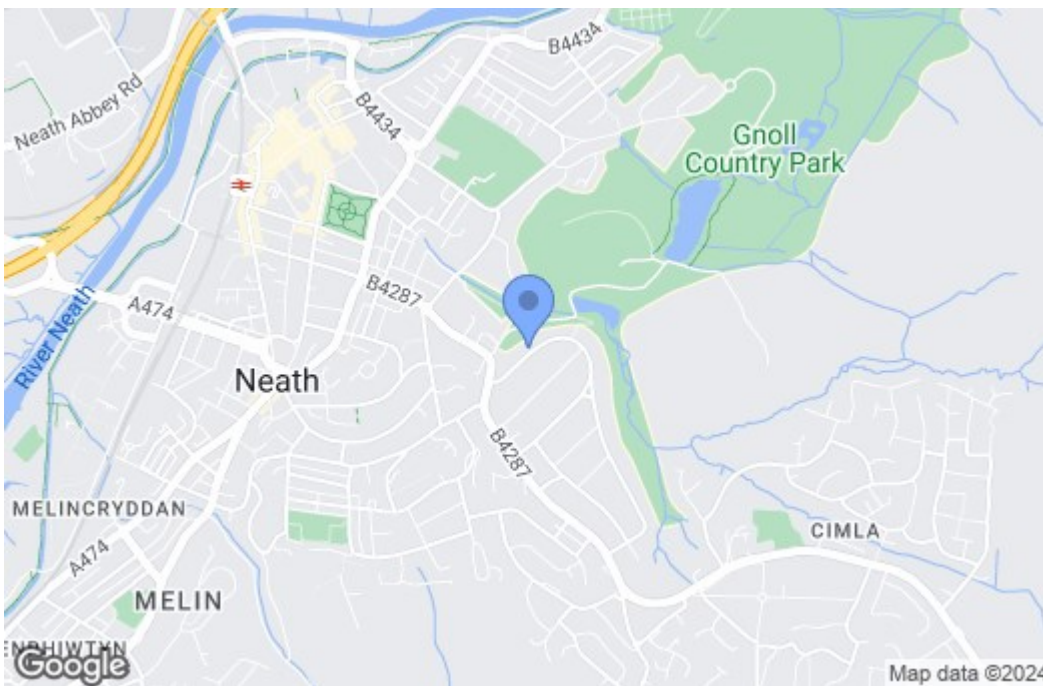
Virgin

### AGENTS NOTE

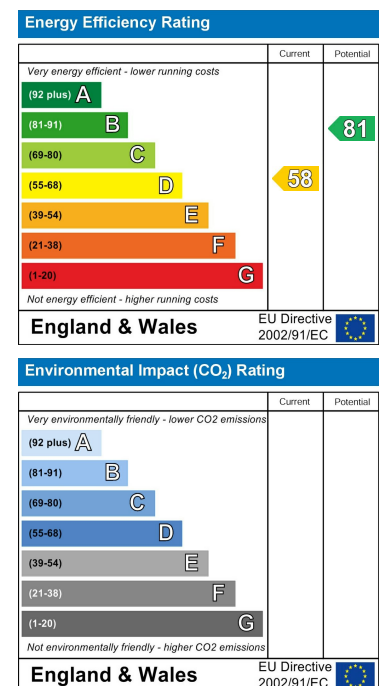
Council Tax Band D with an annual payment of £2281

## Floor Plan

## Area Map



## Energy Efficiency Graph



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