



10 The Oaks, Cimla, Neath, SA11 3RJ

Offers Over £399,000

Nestled in the charming area of The Oaks in Cimla, Neath, this detached house is a true gem waiting to be discovered. Boasting two reception rooms, four bedrooms, and two bathrooms, this property is the epitome of a spacious family home.

As you step inside, you'll be greeted by the solid oak floors that adorn the ground floor, adding a touch of elegance to the space. The two large reception rooms offer ample space for entertaining guests or simply relaxing with your loved ones. The beautifully fitted kitchen/breakfast room is a chef's dream, perfect for whipping up delicious meals to be enjoyed in the adjacent conservatory. Additionally, the property features a cloakroom and utility room. To the first floor, you'll find four double bedrooms, including an ensuite shower room and a luxury family bathroom. With an integral garage and parking for two vehicles, parking will never be an issue. The enclosed garden, complete with woodland to the rear, provides a peaceful retreat where you can enjoy the outdoors in privacy. Not only does this property offer a high standard of presentation, but it also boasts spectacular views that will take your breath away. Individually designed and constructed, this home is truly one-of-a-kind.

Main dwelling



Oak coloured double glazed door into:

Entrance porch

With tiled floor, door into:

Entrance hallway 16'7" x 9'7" (5.05m x 2.92m)



With solid oak flooring, vintage radiator, understairs storage cupboard, coved ceiling, stairs to first floor.



Cloakroom 5'4" x 2'9" (1.63m x 0.84m)

With 2 piece suite in white comprising w.c., wash hand basin, heated towel rail, tiled floor, part tiled walls, coved ceiling, double glazed window to front.

Sitting Room 18'5" x 10'5" (5.61m x 3.18m)



With solid oak flooring, double glazed window to side, Juliet balcony to front, vintage radiator, coved ceiling.



Lounge 23'2" x 13'7" (7.06m x 4.14m)



With log burner, feature wall, tiled hearth, vintage radiator, coved ceiling, double glazed window to side, double glazed bay window to front.



Kitchen/breakfast room 24'3" x 13'4" (7.39m x 4.06m)



Beautiful bespoke fitted kitchen with base and wall units in solid oak with granite work surface, breakfast bar, Belfast sink, space for Range style cooker and American style fridge/freezer, integrated dishwasher, glass basket storage, tiled floor, vintage radiator, spotlights to ceiling, tiled floor, part tiled walls, spotlights to ceiling, opening to:



Utility room 11'4" x 10'0" (3.45m x 3.05m)

With fitted base and wall units with solid granite work surfaces, plumbed for washing machine, walk-in storage cupboard, radiator, coved ceiling, tiled floor, part tiled walls, double glazed window and door to rear.

FIRST FLOOR

Gallery landing 13'2" x 9'13 (4.01m x 2.74m)



With radiator, built-in storage cupboard, coved ceiling.

Conservatory 11'7" x 10'0" (3.53m x 3.05m)



With solid oak flooring, radiator, double glazed french doors to rear garden.

Bedroom one 16'4" x 14'8" (4.98m x 4.47m)



With double built in wardrobe, eaves storage, radiator, double glazed window to front.



Ensuite shower room 8'4" x 6'9" (2.54m x 2.06m)



With corner shower cubicle, w.c., sink on vanity unit, tiled floor, fully tiled walls, upright radiator, double glazed window to front.



Bedroom two 12'11" x 11'2" (3.94m x 3.40m)



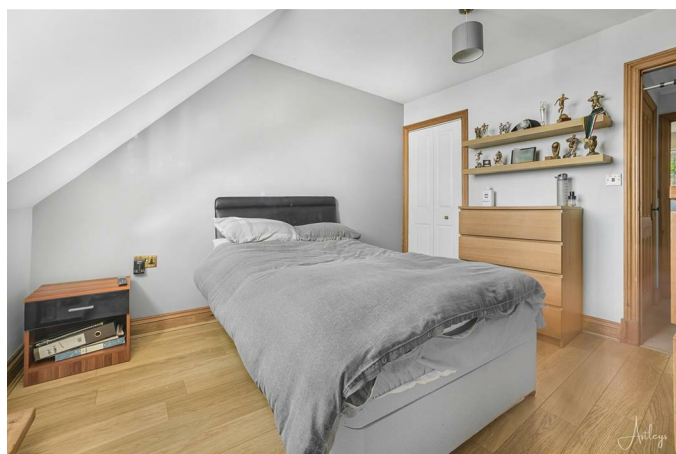
With double fitted wardrobes, solid oak flooring, eaves storage, radiator, access to roof space, double glazed window to rear.



Bedroom three 11'4" x 10'0" (3.45m x 3.05m)



With double glazed window to front, eaves cupboard, solid oak flooring, built-in wardrobe, radiator.



Bedroom four 10'0" x 9'9" (3.05m x 2.97m)



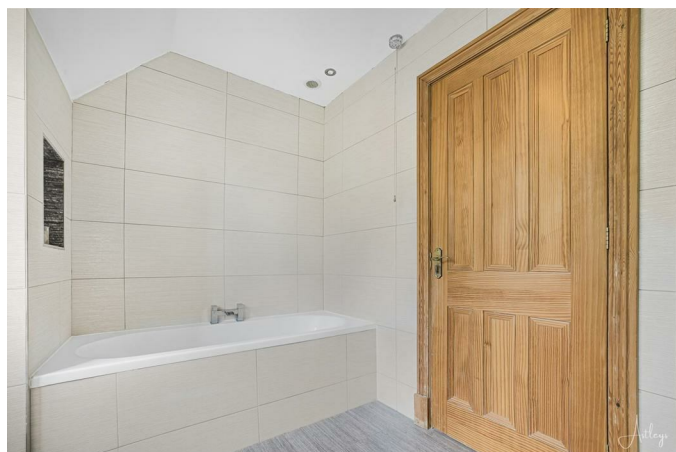
With built-in wardrobe, eaves storage, radiator, solid oak flooring, double glazed window to rear.



Bathroom/w.c. 9'7" x 8'4" (2.92m x 2.54m)



With 4 piece suite in white comprising bath in tile surround, sink and w.c. in sealed vanity unit in light grey, double shower cubicle with Rainfall and hand shower, heated towel rail, tiled floor, fully tiled walls, spotlights to ceiling, double glazed window to rear.





Outside



Front off-road parking for 2 vehicles to pull-in driveway. Single integral garage accessed via electric remote control with power and light, steps up to side access to enclosed rear garden which has paved patio, steps up to timber covered area suitable for hot tub, external storage. Further garden area which backs onto open fields.



Drone



AGENTS NOTE

Council Tax Band F £3,295 per annum

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

9 Mbps

Superfast

67 Mbps

#Satellite / Fibre TV Availability

BT

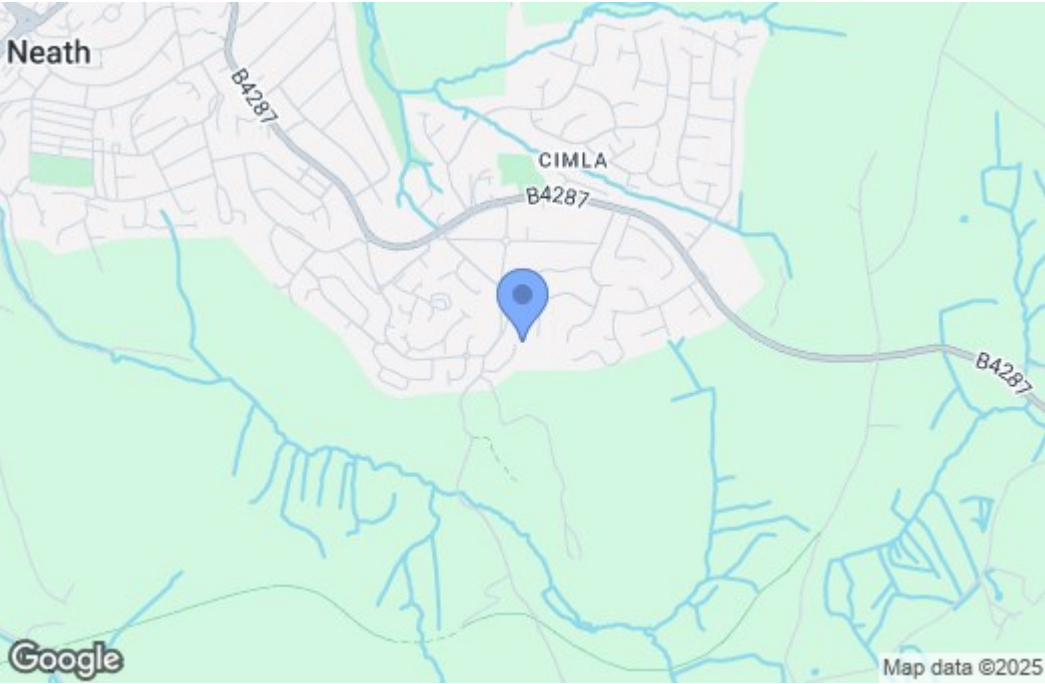
Sky

Virgin

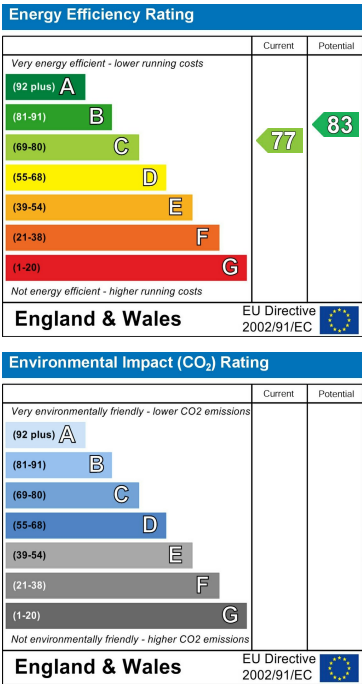
Floor Plan



Area Map



Energy Efficiency Graph



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