



## 94 Greenwood Drive, Cimla, Neath, SA11 2BW

**Offers In The Region Of £334,950**

Situated on a popular modern mixed residential housing development, within the location of Cimla, close to both primary and comprehensive schools, the Gnoll Country Park, on regular bus route and a short drive from all amenities and facilities at Neath Town Centre, a detached family home which is well presented throughout and offers accommodation over 2 floors to include good size lounge, reception room, cloakroom, conservatory and kitchen to the ground floor and 4 bedrooms and family bathroom/w..c. to the first floor. Externally, there is off-road parking to the front, attractively landscaped rear garden and the property has an open rural aspect to the rear.



## Main Dwelling



Enter through composite door into:

**Hallway 12'09 x 4'18 (3.89m x 1.22m)**



With stairs to first floor, radiator, storage cupboard and opening to lounge.

## Lounge/diner 24'90 x 11'90 (7.32m x 3.35m)



Spacious lounge with large double glazed bay window to front, coved ceiling, two radiators, laminate flooring and double doors into conservatory.

## Lounge/diner



## Lounge/diner



## Conservatory



## Conservatory 11'35 x 11'19 (3.35m x 3.35m)



With laminate flooring, radiator and double doors to rear garden.

## Kitchen 10'52 x 10'90 (3.05m x 3.05m)



Fitted with base and wall units in grey by Sigma 3 with coordinating stone matt finish worktops, integrated washing machine, luxury vinyl tiles, induction hob with extractor over, space for fridge freezer, larder cupboard with lights, spot lights, matt white sink and drainer with mixer tap, plinth heater, electric cooker, integrated microwave, door to rear garden and double glazed to rear.



### Kitchen

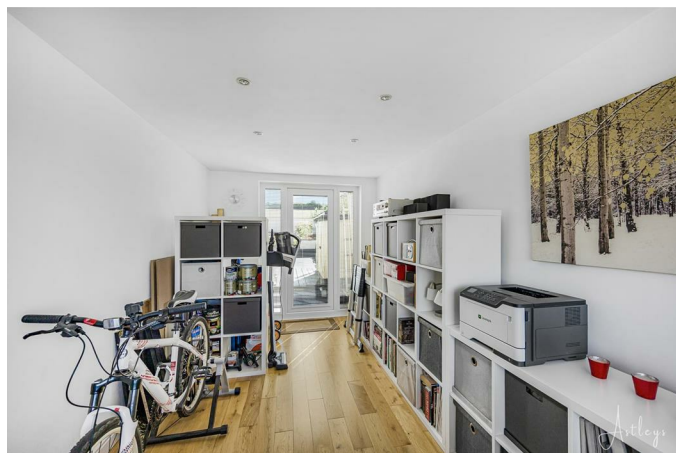


### Cloakroom 3'30 x 2'99 (0.91m x 0.61m)



With laminate flooring, double glazed window to side, vanity unit with sink, upright radiator, low level wc and spot lights.

### Reception room 17'32 x 7'97 (5.18m x 2.13m)

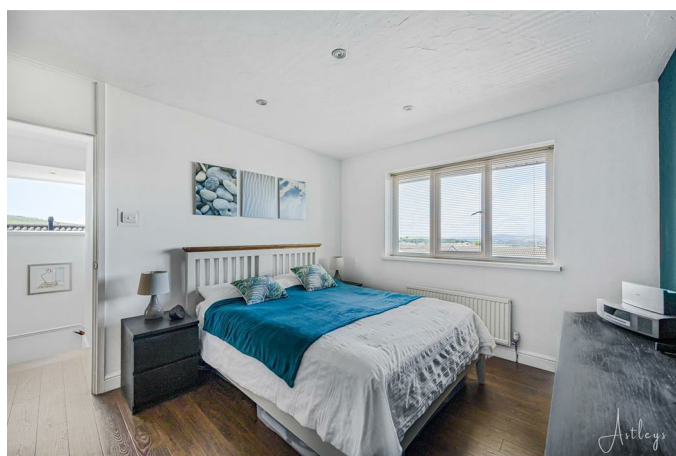


With laminate flooring, double glazed window to front, radiator, spot lights and double glazed door to rear.

### Landing 9'39 x 2'60 (2.74m x 0.61m)

With laminate flooring, window to side and storage cupboard housing combination boiler.

### Bedroom one 10'55 x 11'49 (3.05m x 3.35m)

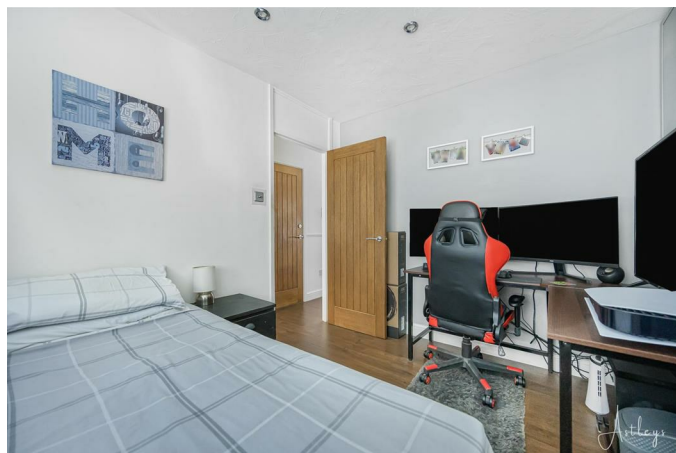


Double bedroom with range of fitted wardrobes, laminate flooring, spot lights, radiator and double glazed window to front.

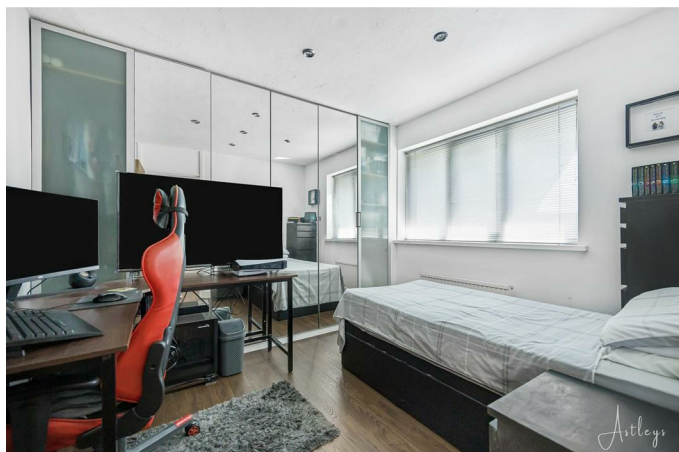
**Bedroom one**



**Bedroom two**



**Bedroom two 10'30 x 8'49 (3.05m x 2.44m)**



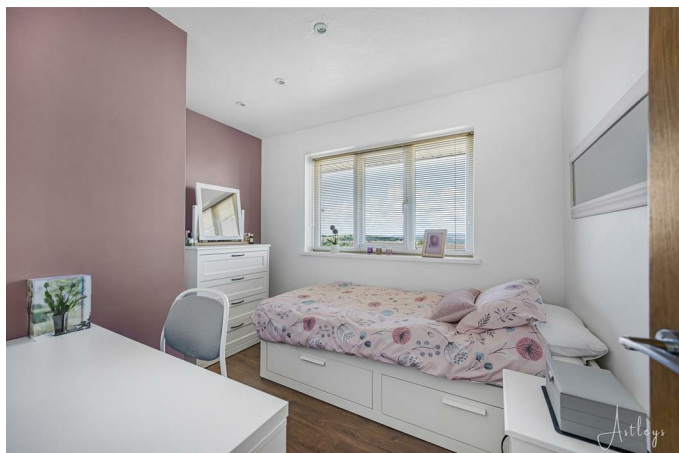
Double bedroom with range of fitted wardrobes, laminate flooring, spot lights, and double glazed window to rear.

**Bedroom three 10'12 x 8'40 (3.05m x 2.44m)**



With laminate flooring, storage cupboard, window to front and radiator.

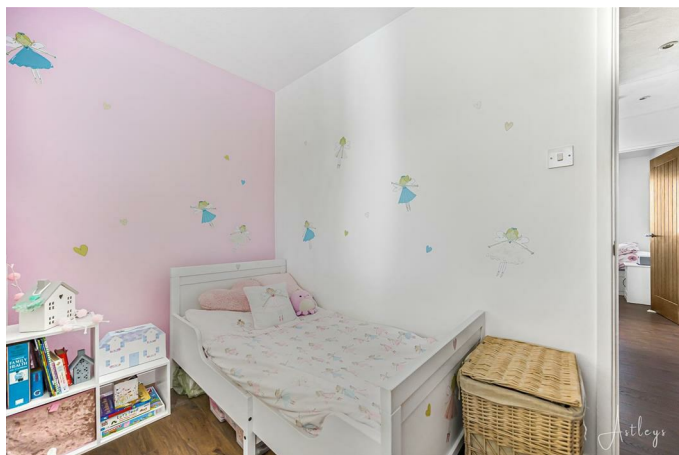
**Bedroom three**



**Bedroom four**

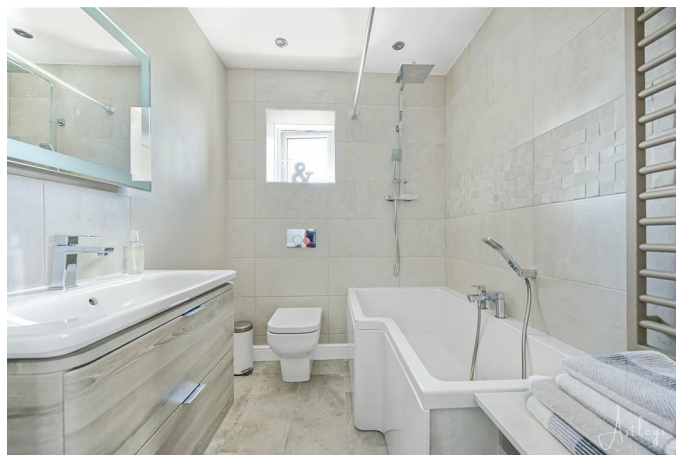


**Bedroom four 6'63 x 10'19 (1.83m x 3.05m)**



With double glazed window to rear, radiator and laminate flooring.

**Bathroom 6'64 x 5'94 (1.83m x 1.52m)**



Fitted with three piece suite to include, bath with shower over, luxury vinyl flooring, vanity unit with sink, low level wc, double glazed window to side, part tiled walls, and spot lights.



**Bathroom**



**Outside**



**Outside**



Enclosed rear garden with beautiful views, decked area with shrubs and a fish pond. To the front is a paved drive shingled area with an outside charging point.

**Outside**



**Outside**

## Outside



## Outside



## Drone Image



## Drone Image



## Agents Notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

## Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: D

Annual Price: £2,441

## Agents Notes

Mobile coverage:

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability:

BT

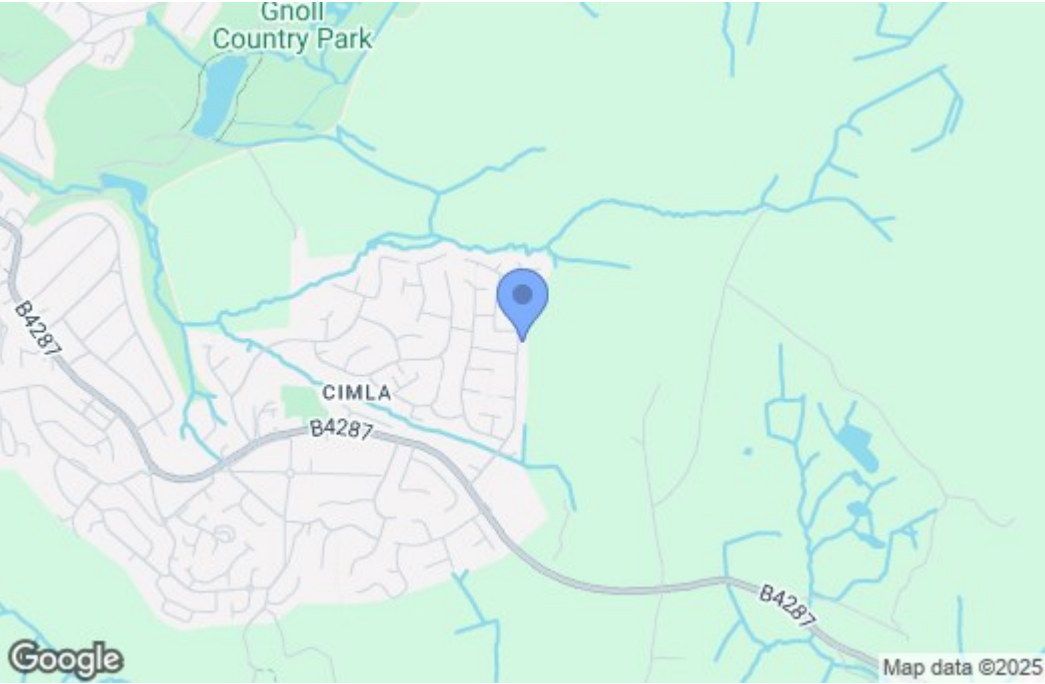
Sky

Virgin

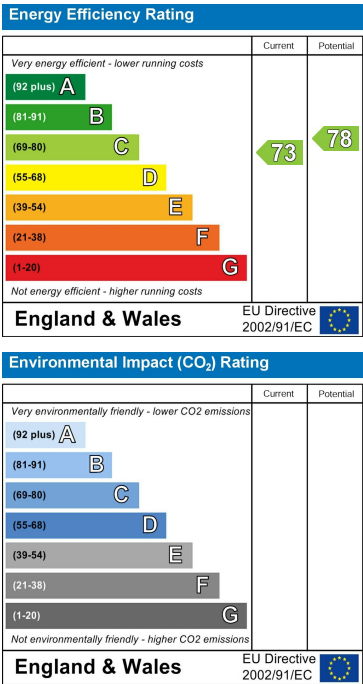


Floor Plan

Area Map



Energy Efficiency Graph



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