



43 Nightingale Park, Neath, SA11 3RX

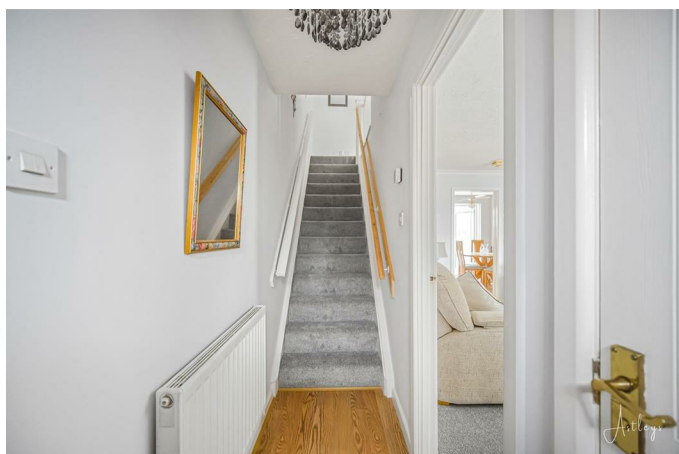
Offers In The Region Of £255,000

Nestled in the desirable area of Nightingale Park, Neath, this VACANT AND CHAIN FREE, charming detached family home offers a perfect blend of comfort and convenience. Situated within the popular Cimla neighbourhood, the property is ideally located near local schools and the picturesque Gnoll Country Park, making it an excellent choice for families. Additionally, it is just a short drive from the bustling Neath town centre, providing easy access to a variety of shops and amenities. This well-presented house boasts two inviting reception rooms, perfect for both relaxation and entertaining. The spacious lounge provides a warm and welcoming atmosphere, while the good-sized kitchen/diner is ideal for family meals and gatherings. The property also features a delightful conservatory, which allows for an abundance of natural light and offers a lovely view of the gardens. With three generously sized bedrooms, including a master suite with an ensuite shower room, this home is designed to accommodate the needs of a growing family. The additional family bathroom ensures that there is ample space for everyone. Set on a corner plot, the property benefits from gardens to both the front and rear, providing a wonderful outdoor space for children to play or for hosting summer barbecues. For added convenience, there is a detached garage and off-road parking available at the rear of the property.

MAIN DWELLING



**Front double glazed entrance door into:
Entrance hallway 9'2" x 2'9" (2.79m x 0.84m)**



With radiator, stairs to first floor.

Cloakroom 4'9" x 2'6" (1.45m x 0.76m)



2 piece suite in white comprising wash hand basin and w.c., heated towel rail, laminate flooring, double glazed window to front.

Living room 13'8" x 12'6" (4.17m x 3.81m)



With beige feature fireplace with electric fire (not tested), double glazed window to front, radiator, coved ceiling, understairs storage cupboard.

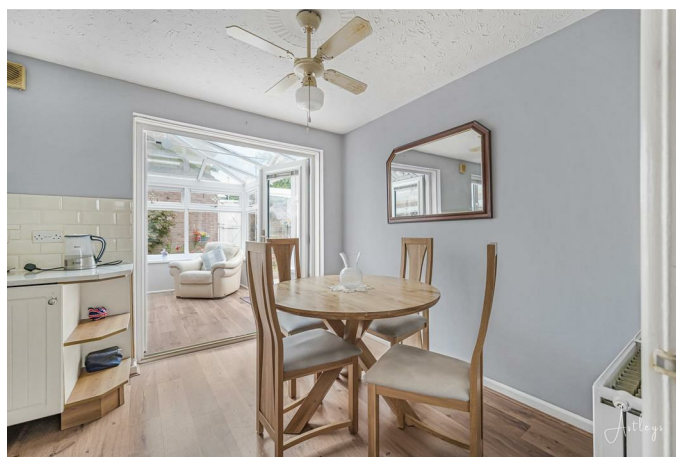
Living room



Kitchen/dining area 15'8" x 9'1" (4.78m x 2.77m)



With range of fitted base and wall units in cream with co-ordinating work surfaces, stainless steel sink unit, washing machine, freestanding cooker to remain, part tiled walls, laminate flooring, radiator, double glazed french doors to conservatory.



Conservatory 15'2" x 11'8" (4.62m x 3.56m)



With laminate flooring, double glazed french doors to rear.



FIRST FLOOR

Landing area 10'2" x 6'4" (3.10m x 1.93m)



With access to roof space, two built-in storage cupboards (one housing gas combination boiler).

Bedroom one 9'9" x 9'1" (2.97m x 2.77m)



With range of fitted wardrobes with cupboards over bed in cream, radiator, double glazed window to rear.



Bedroom two 10'3" x 9'8" (3.12m x 2.95m)



Ensuite shower room 7'2" x 2'4" (2.18m x 0.71m)

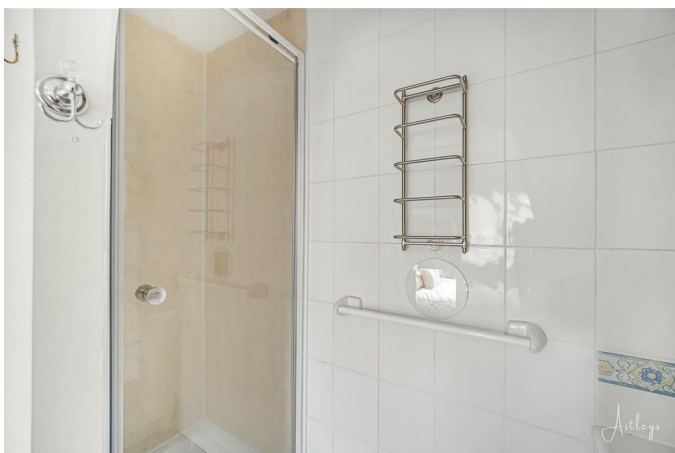


With 2 piece suite in white comprising shower cubicle, sink on vanity unit, fully tiled walls, respatex to shower, cushion flooring.

With double glazed window to front, radiator.



Bedroom three 11'7" x 6'5" (3.53m x 1.96m)



With double glazed window to front, radiator.

Shower room 6'4" x 6'1" (1.93m x 1.85m)



With 3 piece suite in white comprising shower cubicle, w.c., respatex to walls, laminate flooring, double glazed window to rear, heated towel rail.

Outside



Front and side garden area laid to lawn. Side access gate to enclosed rear garden with brick patio and lawn. Detached garage with power and light and personal access door. There is also an off-road parking space to rear.



Detached garage to rear with parking



Internal of garage



Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

AGENTS NOTE

Council Tax
Band:
D
Annual Price:
£2,441

Drone photograph



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Mobile coverage

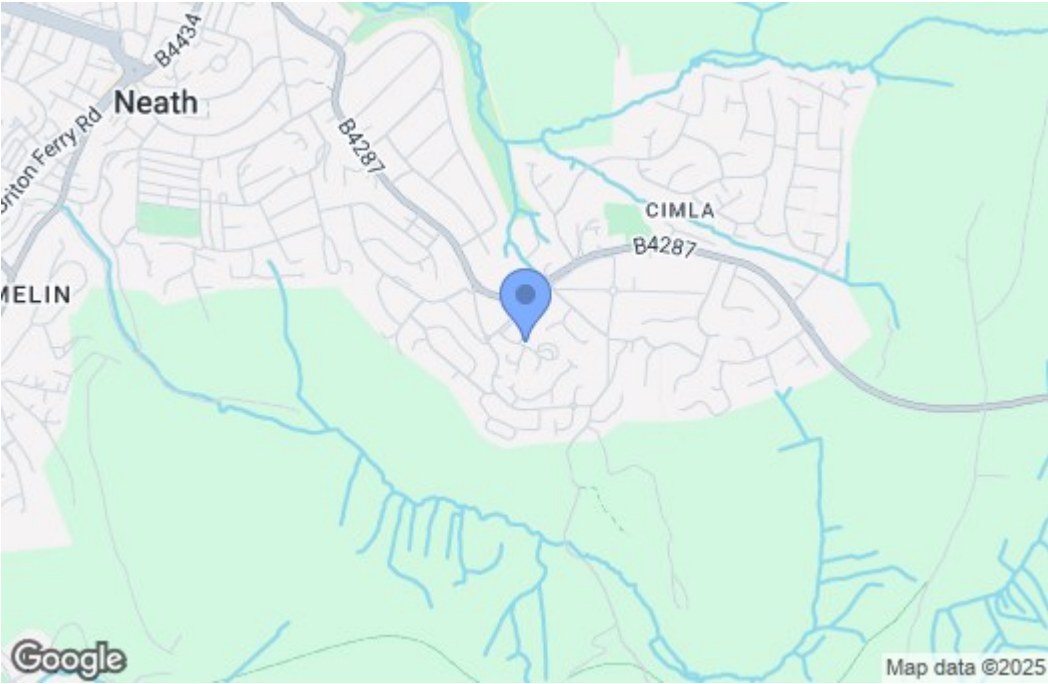
EE
Vodafone
Three
O2
Broadband

Basic
10 Mbps
Superfast
80 Mbps

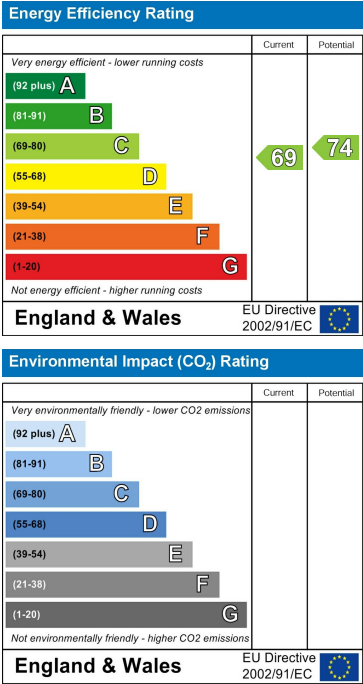
Floor Plan



Area Map



Energy Efficiency Graph



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