



## 11 Hornbeam Close, Cimla, Neath, SA11 3XA

**Offers In The Region Of £315,000**

Situated within a quiet cul-de-sac, this impressive detached house offers a perfect blend of comfort and modern living. The property is situated within a popular residential development, making it an ideal choice for families seeking a convenient location. Accommodation includes cloakroom that leads to lounge/dining area, perfect for entertaining guests or enjoying family time. The ground floor also features a well-appointed kitchen and a family room, providing ample space for daily activities. The property has been thoughtfully extended and improved by the current owner, ensuring a contemporary feel throughout. Upstairs, you will find five generously sized bedrooms, including a master suite with an ensuite shower room. A family bathroom completes the first floor, catering to the needs of a busy household. One of the standout features of this home is the superb panoramic views over Neath and the surrounding areas. Externally, the house boasts off-road parking on the front driveway and low-maintenance landscaped garden to the rear provides a serene outdoor space, perfect for unwinding after a long day. With local schools, the picturesque Gnowt Country Park, and the amenities of Neath Town Centre just a short distance away.



## Main Dwelling



### Composite side entrance door

Entrance hallway 8'8" x 7'5" (widest) x 4'1" (narrowest)  
(2.66m x 2.27m (widest) x 1.27m (narrowest))

With tiled floor, stairs to first floor.

Lounge/dining room 18'11" x 15'6" x 11'8" (5.78m x 4.74m x 3.58m)



Lounge area with feature fireplace in cream and black, gas fire (not tested), coved ceiling, double glazed window to front and radiator. Dining area with vintage radiator, understairs storage cupboard housing gas combination boiler and plumbed for washing machine.



Kitchen area 19'5" x 8'7" (5.94m x 2.62)



Range of freestanding base units and fitted wall units in Teal with solid wood work surfaces, some base

units with attractive basket storage, Range style dual fuel cooker with extractor canopy over, double Belfast sink with drainer, space for fridge/freezer, and tumble drier, tiled floor, spotlights to ceiling, double glazed window to side, opening to:



#### Family room 18'11" x 12'0" (5.77m x 3.66m)



With two sets of double glazed french doors to rear garden, vintage radiator, spotlights to ceiling, tiled floor.





**Cloakroom 3'11" x 3'2" (1.21m x 0.97m)**



With 2 piece suite in white comprising floating wash hand basin, w.c. fully tiled walls and floor, heated towel rail, double glazed window to side.

**Landing 13'3" x 5'7" (widest) x 2'7" (narrowest) x 20'9" ( (4.05m x 1.71m (widest) x 0.8m (narrowest) x 6.34 ( )**



With walk-in wardrobe, access to roof space, vintage radiator, double glazed window to side, built-in storage cupboard, spotlights to ceiling.

**Bedroom one 12'1" x 10'2" (3.7m x 3.10m)**



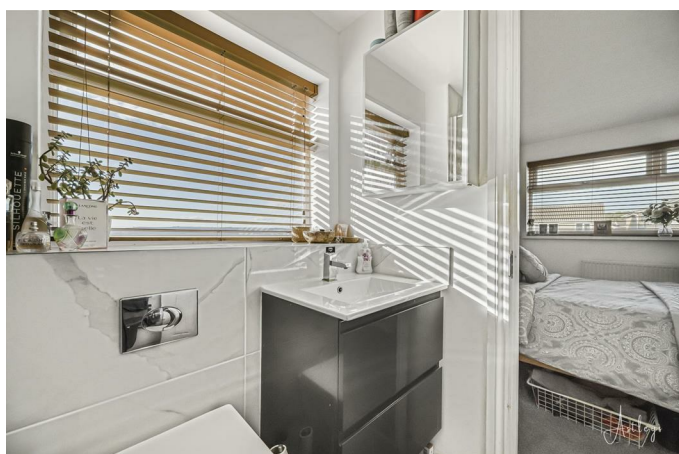
With double glazed window to front with lovely views, radiator.



### Ensuite shower room 7'2" x 4'9" (2.2m x 1.45m)



With double shower cubicle with Rainfall shower and hand shower, vanity sink in charcoal grey and w.c. in sealed unit, fully tiled walls, tiled floor, heated towel rail, feature floating ceiling with lighting, double glazed window to front.

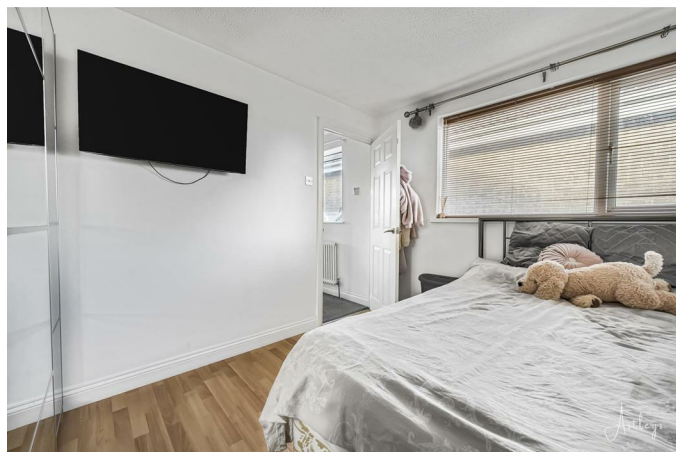


### Bedroom two 10'11" x 8'10" (3.33m x 2.7m)



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

### Bedroom three 10'3" x 6'6" (3.14m x 2.0m)



With laminate flooring, double glazed window to side, radiator.





**Bedroom four 10'5" x 8'5" (3.2m x 2.57m)**



With built-in wardrobe, laminate flooring, upright radiator, double glazed window to side with panoramic views.

**Family bathroom/w.c. 10'6" x 5'3" (3.21m x 1.61m)**



With 3 piece suite in white comprising bath in tile surround with shower over, 'his and hers' wash hand basins in Travertine tile surround, w.c. in sealed unit, Travertine tiles to walls and floor, double glazed window to side, spotlights to ceiling.

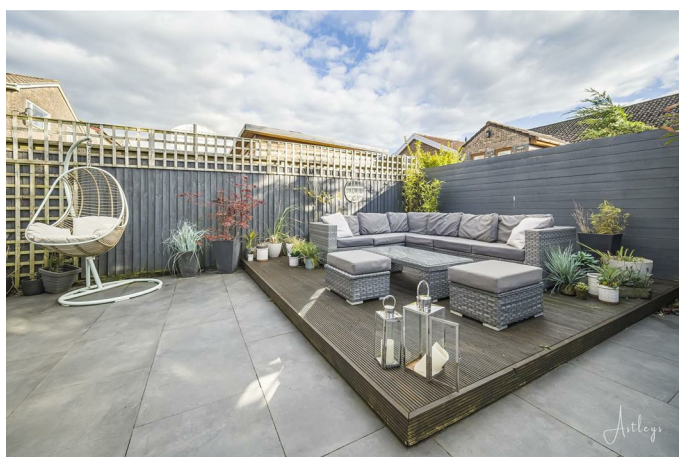


### Bedroom five/study 8'4" x 6'6" (2.55m x 1.99m)



With double glazed window to front, laminate flooring, radiator.

### Outside



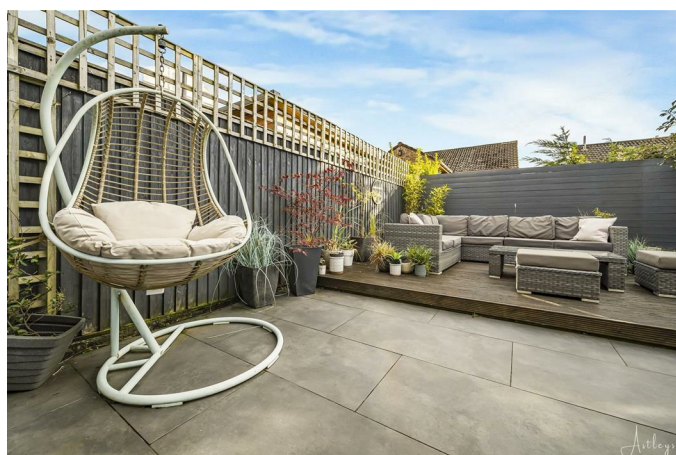
Off-road parking for 2 vehicles to front. Side access to enclosed low maintenance garden to the rear which has been tastefully landscaped providing full width porcelain tiled patio, step up to decked area.



### Drone photograph



### Rear garden







EE  
Vodafone  
Three  
O2  
Broadband

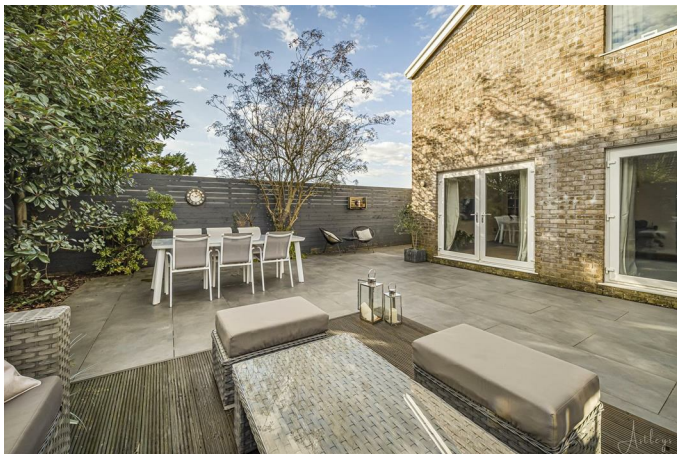
Basic  
5 Mbps  
Superfast  
59 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability



BT  
Sky  
Virgin

#### **AGENTS NOTE**

Council Tax Band D £2441



#### **AGENTS NOTE**

Mobile coverage

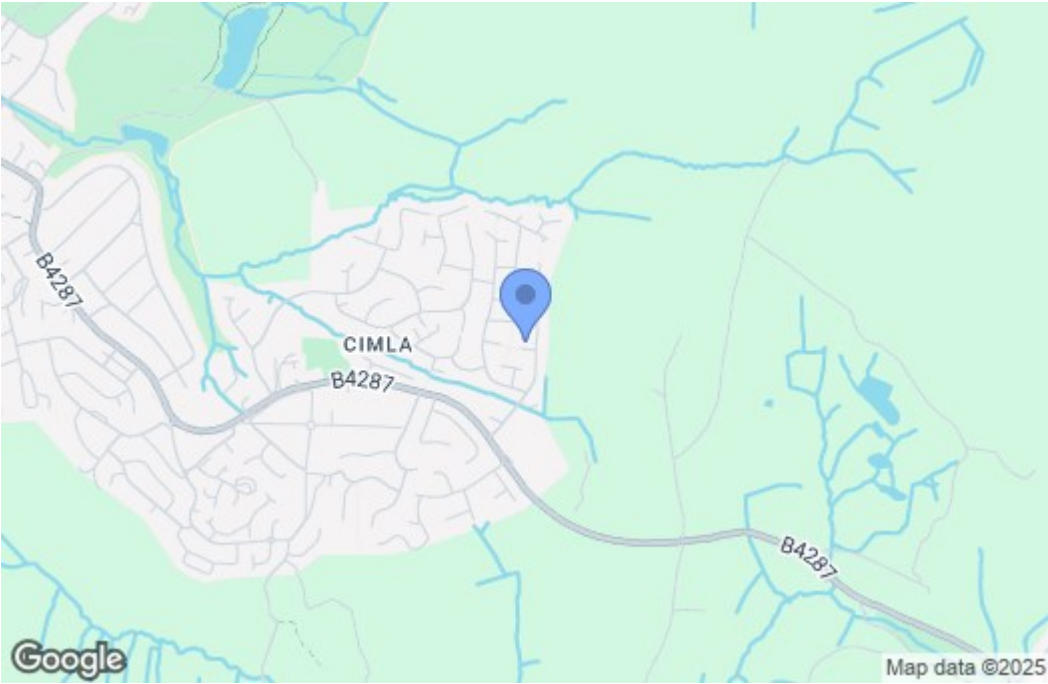


Floor Plan

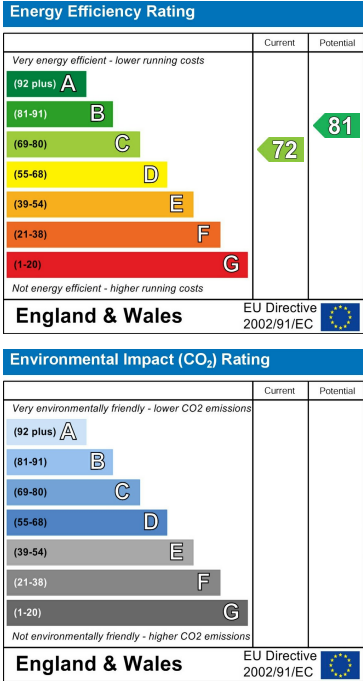


Total area: approx. 136.4 sq. metres (1468.6 sq. feet)

Area Map



Energy Efficiency Graph



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