



Ridgewood Gardens, Cimla,
Neath, Neath Port Talbot, SA11 3QX.

Offers in the Region Of £145,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale this well presented two-bedroom end terraced bungalow in a sought after location of Cimla. Please note that this requires attention to the roof which has been reflected in the marketing figure. This home is offered with vacant possession with no onward chain. We recommend internal viewing of this home. Proximity to the local shop and comprehensive school. Views from the home of the surrounding countryside.

The accommodation consists of entrance hall, lounge with bow window, modern fitted kitchen, conservatory, two bedrooms and a shower room. Externally there are front and rear gardens. Driveway leading to the garage.

Entrance

via side pvc door into the hall.

Hall

Radiator, textured ceiling, access to the loft. Door into the lounge. Door into the shower room. Door into bedroom one. Door into bedroom two.

Bedroom One

12' 0" x 9' 10" (3.65m x 2.99m)

Double glazed window to the front aspect, textured ceiling, radiator.

Bedroom Two

9' 5" x 6' 8" (2.87m x 2.03m)

Double glazed window to the rear aspect, textured ceiling, radiator.

Shower Room

9' 6" x 5' 6" (2.89m x 1.68m)

Frosted double glazed window to the conservatory. Non slip floor. Radiator. Partial tiled to walls. A suite consists of walk in shower cubicle, push button toilet, pedestal wash hand basin, cupboard housing boiler.

Lounge

15' 4" x 10' 8" (4.67m x 3.25m)

Double glazed bow window to the front aspect, textured ceiling with coving, radiator. Gas fire in a feature surround. Door into the kitchen.

Kitchen

9' 4" x 8' 2" (2.84m x 2.49m)

Double glazed window and frosted pvc door into the conservatory, radiator, textured ceiling with coving. A range of fitted wall and base units inset stainless steel sink unit, gas hob, oven, extractor fan. Space for a fridge/freezer.

Conservatory

9' 5" x 11' 8" (2.87m x 3.55m)

Pvc door into the rear garden.

Garage

15' 4" x 8' 2" (4.67m x 2.49m)

Up and over door. Frosted double glazed window to the rear aspect. Pvc door into the rear garden.



Garden

To the front there is shingle and a side driveway leading to the garage. Views of the surrounding location. To the rear there is an enclosed rear garden, shingle with views.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Energy Performance Certificate

Current - 69 - C Potential - 85 - B Total Floor Area 59 square metres Certificate Number - 0148-2876-7027-2820-4955 Valid until 2nd March 2030 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents

Please contact ourselves to arrange a viewing of the home.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The

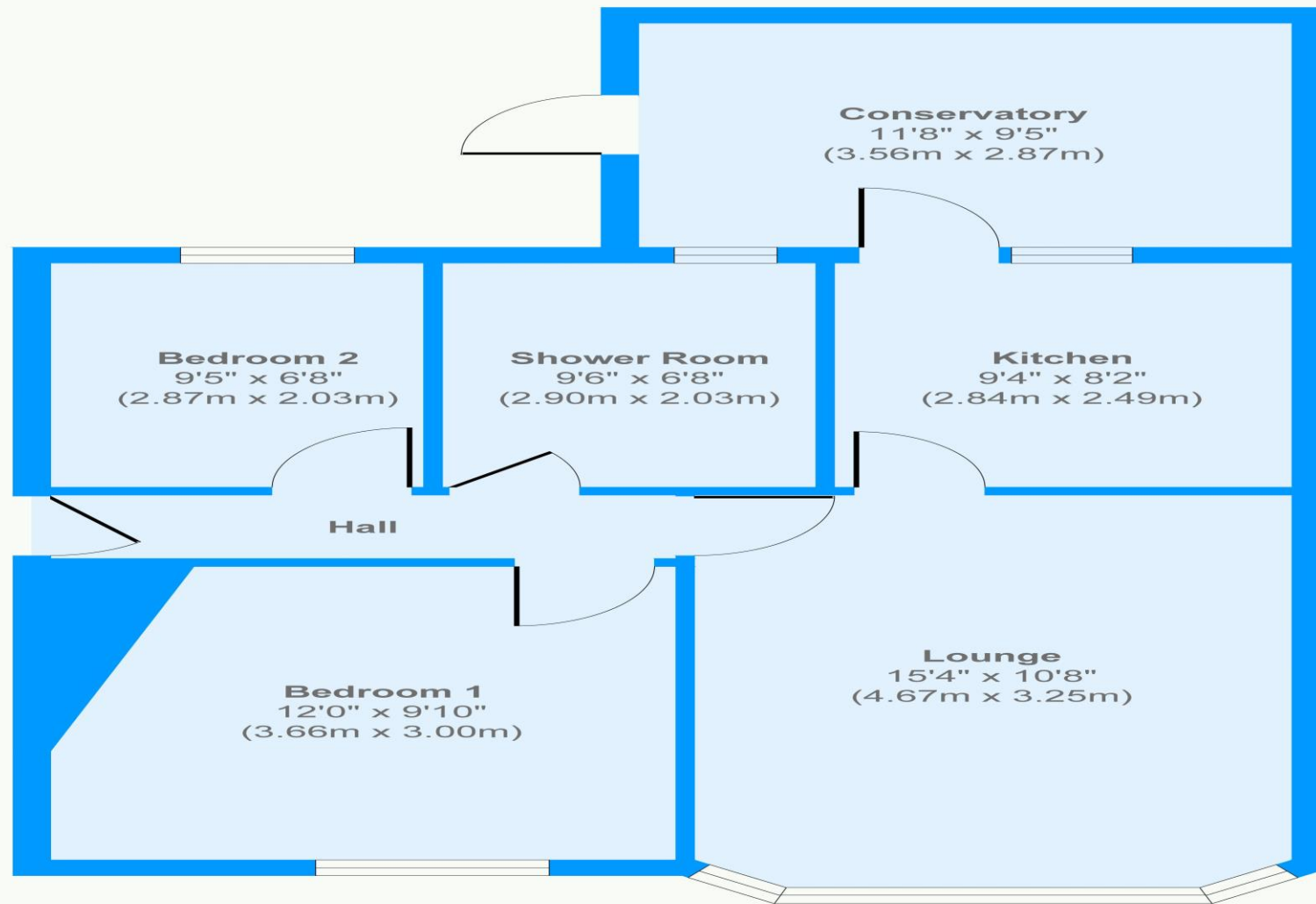
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be required. Written quotation available upon request. Mortgages secured on property.





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Floor Plan

Approx. Gross Internal Floor Area 684 sq. ft / 63.54 sq. m
Produced by Elements Property



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