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Fairwinds, 10 Afan
Valley Road
Cimla, Neath, SA11 3SN

Fairwinds, 10 Afan Valley Road

Asking price **£250,000**

A rare opportunity to purchase this charming and beautifully presented two double bedroom detached bungalow, situated on the highly sought after Afan Valley Road in Cimla.

Lovingly maintained by the same vendors for nearly 40 years

Being sold with no ongoing chain

Positioned on the highly sought after Afan Valley Road

Within walking distance to local amenities, shops and schools

A spacious two double bedroom detached bungalow

Extended to the side with further scope for extension

Set on a generous plot with beautiful landscaped gardens

Two reception rooms, kitchen, two double bedrooms and shower room

Ample off road parking plus large detached garage

Viewings highly recommended





We are pleased to offer this very attractive and beautifully presented detached bungalow, being sold with no ongoing chain on the sought after Afan Valley Road within Cimla.

The property is entered via a UPVC and glazed panel door, flanked by two large windows into the entrance hallway at the side. The hallway has wood effect laminate laid to floor and gives access to storage cupboards, airing cupboard, bedroom accommodation and living accommodation.

The lounge is located to the front of the property and benefits from windows to both the front and side aspects. There is a continuation of the same carpet as the hallway and the room further benefits from a focal feature electric fireplace to one wall.

To the side of the property is the kitchen/diner, extended to create a larger open plan area. The kitchen has been fitted with a matching range of base and wall mounted units, with a laminated worksurface over. The units are shaped as a horseshoe, with a breakfast bar unit providing a natural divide between the kitchen and dining space. The kitchen further benefits from an integrated under counter fridge, a stainless steel sink unit below the window, an integrated electric oven with four burner induction hob over and has space for one appliance. To the rear of the kitchen there is a pedestrian door providing access to the garden, tiled flooring within the kitchen and wood effect laminate flooring to the dining area.

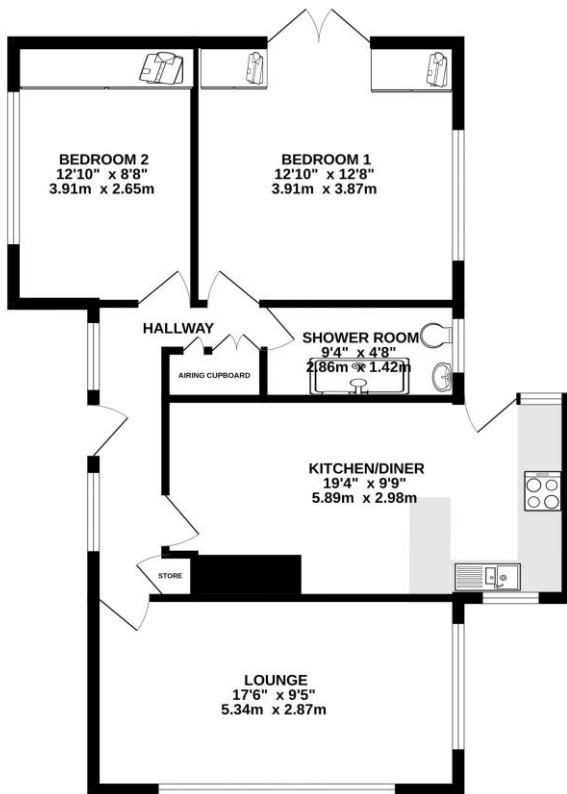
To the rear of the property is the bedroom accommodation. Both double bedrooms feature a continuation of the same carpeted flooring as the hallway and have windows to the side elevations. Bedroom one further benefits from built in wardrobes, patio doors flooding the room with natural light and giving access and views of the rear garden.

The shower room has been recently upgraded and now offers a contemporary white three piece suite comprising; double shower cubicle with glazed screen and a mains power shower fitted plus a low level WC and vanity wash hand basin built into

a hidden cistern. There is an obscure glazed window to the side, tiling to floor and walls and a wall mounted chrome towel rail.

Outside to the front of the property is a large established landscaped garden, offering an abundance of mature plants and shrubs with a sweeping pathway made from stepping stones between ornate sandstone chippings. To the side of the garden there is a brick pavia driveway leading alongside the property to a large detached garage. The garage benefits from power supply and has a pedestrian door to the side allowing direct access from the rear garden. The impressive sized rear garden is fully enclosed and can be accessed via a tall wooden gate from the driveway. It has been beautifully landscaped to include a paved patio area adjacent to the property and a large area laid to lawn with central pathway down to the rear boundary. The garden enjoys a variety of mature plants and flowers as well as a side paved patio area accessed directly from the kitchen.

GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.



TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

SATNAV USERS: SA11 3SN

Tenure

Freehold

Services

Council Tax Band C

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

10 Main Valley Road NEATH SA11 3SN	Energy rating C	Valid until 15 March 2025
Certificate number 5217-2927-6986-1665-6362		

Property type	Detached bungalow
Total floor area	76 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the regulations and exemptions from \[www.gov.uk/guidance/private-rented-properties\]\(http://www.gov.uk/guidance/private-rented-properties\).](https://www.gov.uk/guidance/energy-efficiency-standards-for-private-rented-properties)

Energy efficiency rating for this property
This property's current energy rating is C. It has the potential to be B.
[See how to improve this property's energy performance](#)

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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926 **RICS**

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