



hrt

herbert r thomas

hrt.uk.com

19 Brynau Wood
Cimla, Neath Port Talbot,
SA11 3YJ

19 Brynau Wood

Offers in the Region of **£180,000**

A lovingly maintained three bedroom semi detached family home situated in a quiet residential area of Cimla, Neath and being sold with no ongoing chain.

New to the market since it's construction in the early 1970s

Lovingly maintained three bedroom semi detached family home

Offroad parking via driveway

Modern family shower room with three piece suite

Situated in a quiet residential area in Cimla, Neath

Conveniently located near to schools, shops and the Gnoll Country Park

Two large double bedrooms and one good sized single bedroom

Modern anthracite grey cladding to front exterior

Being sold with no ongoing chain

Viewing is highly recommended





A rare opportunity to purchase a semi detached three bedroom family home that is being sold with no ongoing chain. The property has been lovingly maintained over the years and has been owned by the same family since its construction approximately 50 years ago.

To the front of the property, there is ample off-road parking available for up to two or three cars via driveway and to the front of the house low maintenance artificial grass is laid to ground. The front exterior of the property has recently been modernised with anthracite grey cladding and new UPVC windows.

A matching modern anthracite grey composite door leads into the entrance hallway which provides access to the reception room and carpeted stairway that leads to the first floor accommodation.

Double wooden glazed doors lead into the main reception room which features a large UPVC bay window overlooking the front of the

property. A modern wall mounted fireplace is the central focal point in this room with alcove space either side. The front reception room also benefits from under the stairs storage space. Grey wood effect laminate flooring is laid and flows into the rear reception room through an opening. The rear reception room features a UPVC window that overlooks the garden and allows light to flow through both the rear and front reception rooms.

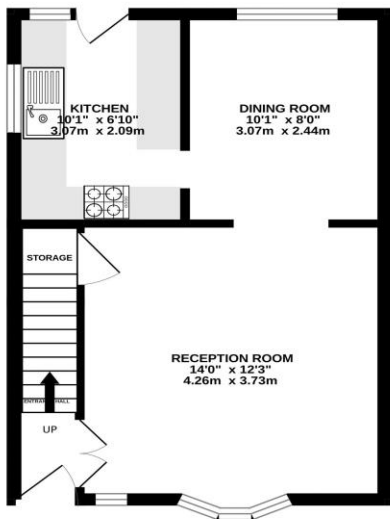
Following on from the rear reception room, an opening gives access to the kitchen. The kitchen features cream wooden base and wall mounted units with space for a fridge/freezer and up to one appliance. There is an integrated gas hob and oven below, as well as a sink with mixer tap and UPVC window above that overlooks the side of the property. There is a tiled splash back surrounding the speckled effect laminate work surface and laminate tile effect flooring. The kitchen gives access to the garden via an obscure glazed UPVC door.

To the first floor, the landing area gives access to a family shower room and three bedrooms. Bedrooms one and three are located at the front of the property and both feature UPVC windows overlooking the front garden and beautiful views overlooking Groll Country Park. Bedrooms one and two are generously sized double rooms with bedroom three being a good sized single room. Bedrooms two and three also benefit from built in storage with the water tank located in bedroom two. There is a UPVC window overlooking the rear garden in bedroom two that floods the room with light.

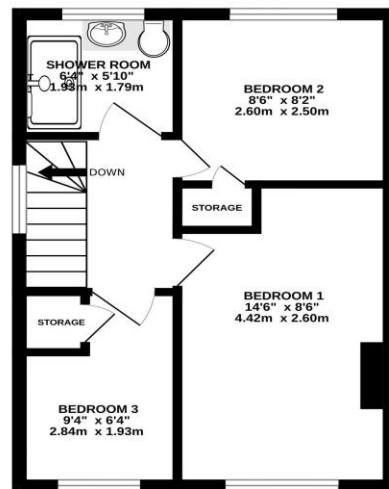
The modern and sleek style family shower room comprises of a matching three piece suite that includes, shower, low level W/C and wash hand basin that are both integrated into a vanity unit. There is a large obscure glazed window above the sink and grey tiled flooring below. To the walls there are grey marble effect tiles with a textured grey tile to the walls of the shower area.

To the rear of the property, the garden is made up on two tiers. The first tier houses a brick built shed and a patio area with a mature apple tree. Steps then lead up to the second tier that houses a lawned area and greenhouse. The garden is fully enclosed with a iron half height gate to the side of the property.

GROUND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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-statement. This 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.
Made with Metroplan ©2023





Directions

SATNAV USERS: SA11 3YJ

Tenure

Freehold

Services

All mains services
Council Tax Band C
EPC Rating D

Viewing strictly by appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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

hrt Est. 1926



Energy performance certificate (EPC)

18 Brynau Wood SA11 3YJ	Energy rating D	Valid until 31 October 2023
Certificate number: 7481-3021-6399-3027-7294		
Property type	Semi-detached house	
Total floor area	72 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 on the regulations and exemptions](#) (<https://www.gov.uk/guidance/energy-ratings-for-landlords>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

