



hrt
herbert r thomas
hrt.uk.com

79 The Meadows
Cimla
Neath
SA11 3XF

79 The Meadows

Asking price **£350,000**

A very well presented and deceptively spacious four bedroom detached family home, positioned at the head of a quiet cul-de-sac within a sought after area of Cimla.

A deceptively spacious detached family home

Available to purchase with no ongoing chain

Nestled at the head of a quiet cul-de-sac

Within walking distance to local amenities and reputable schools

Occupying a generous corner plot

Large open plan reception rooms

Four good sized bedrooms, Master bedroom with en-suite

Recently landscaped wrap around rear garden

Timber framed sheltered gazebo

Driveway off road parking and integral garage





Located in an enviable position within a quiet residential area of Cimla, is this deceptively spacious for bedroom detached family home. The property is entered via a solid wood door into a light and inviting entrance hallway, with tiled flooring, a carpeted fixed staircase and doorways leading to the lounge, kitchen and cloakroom.

The spacious lounge features a large double glazed bay window to the front, flooding the room with natural light and laminate wood flooring. The focal feature of the room is the impressive media wall, with tiled alcoves, a contemporary built in electric flame effect fire and cupboard storage. The room further benefits from recessed spotlights and down lights in the alcoves.

Leading off the lounge to the rear is the dining room. It has a continuation of the same flooring as the lounge and benefits from sliding patio doors giving access to the garden and a feature panel wall.

A doorway to the side of the room provides access into the large kitchen.

The kitchen has been fitted with a matching range of base and wall mounted units, with a light worksurface over. It offers an integrated dishwasher, a built in electric oven with five burner gas hob, space for an American style fridge/freezer and a black composite sink unit positioned below a large window. The rooms offers ceramic tiled flooring, recessed spotlights, splashback tiling and spotlight downlighting.

A doorway to the side of the kitchen provides access into a generous sized utility room, fitted with base and wall mounted units and a stainless steel sink unit. It has been a continuation of the same flooring as the kitchen, with a window and door to the rear and offers space for washing machine.

A doorway off the utility room provides access into the integral garage which benefits from a solid floor, power supply and has a traditional up and over garage door to the front.

To the first floor the landing gives access to all four bedrooms, the family bathroom and a large airing storage cupboard.

The master bedroom is located above the garage and utility room. It is a bright and spacious double bedroom featuring a double glazed velux window to the front and a window to the rear. The room benefits from laminate wood flooring and has access to its private en-suite bathroom. The ensuite bathroom has been fitted with a white three piece suite comprising; panel bath with overhead rainfall shower, low level WC and handbasin. There is a continuation of the laminate wood flooring, tiled splashback to all wet areas, wall mounted towel rail and an obscure glazed window to the rear.

The remaining three bedrooms all share the facilities of the family bathroom.

This beautifully appointed room features a contemporary white four piece suite comprising; low level WC, vanity wash hand basin, double shower cubicle with glazed panel shower enclosure and a free standing bath with shower head attachment.

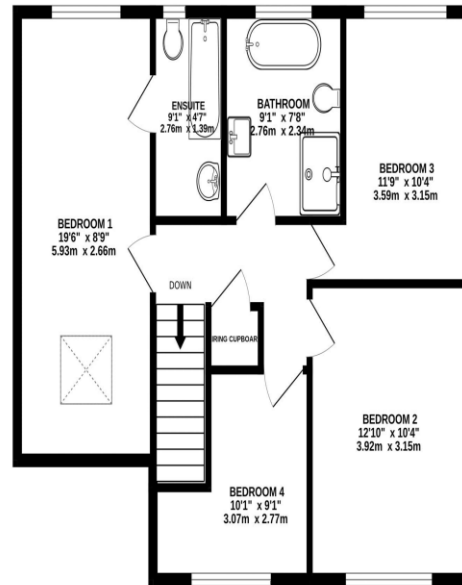
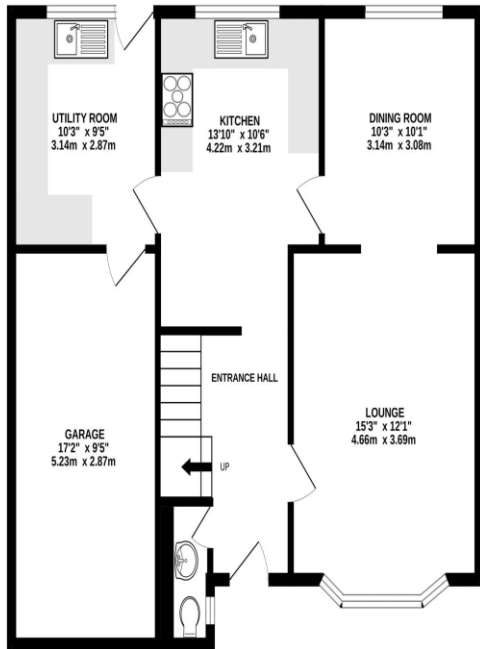
The bathroom further features an LED wall mounted mirror, a wall mounted towel rail, ceramic tiled flooring, tiled splashbacks and an obscure glazed window to the rear.

Outside the property can be found quietly tucked away at the head of a shared cul-de-sac. There is a resin laid driveway offering parking for two/vehicles with a paved pathway leading around the side of the property to a tall wooden side gate. Beyond the gate is an impressive sized garden.

The garden was recently landscaped to offer two vast areas of artificial grass and paved patio. This low maintenance space is fully enclosed and private, as beyond the boundary fence is woodland. The patio area further benefits from raised plant borders and a sheltered wooden gazebo entertainment area.

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

1ST FLOOR
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 1450 sq.ft. (134.7 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 Metropix ©2024



Directions

SAT NAV USERS SA11 3XF

Tenure

Freehold

Services

All Mains Services
Council Tax Band F
EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com



Energy performance certificate (EPC)

To: The Member Date: Ref No:	Energy rating D	Valid until 11 June 2027
Certificate number 888-708-076-000-000		

Property type	Detached house
Total floor area	127 square metres

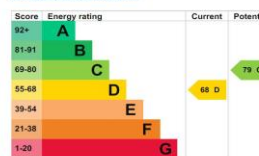
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can't rent a property for a business on the grounds of its energy rating and score. (www.gov.uk/government/guidance/energy-ratings-for-businesses)

Energy rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The lower 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

Breakdown of property's energy performance

hrt
herbert r thomas

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

hrt Est. 1926 **RICS**

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.

