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

## 15 Brynau Wood

Asking price **£209,950**

A three bedroom semi detached family home situated within the well sought after area of Cimla, Neath with off road parking and just an eight minute drive to Neath Town Centre.

A well maintained three bedroom semi detached family home

Nearby to local amenities such as shops and schools

Convenient commuter access to the A465 and M4 Motorway

A short walking distance to Neath Town Centre

Open plan lounge and dining room

All bedrooms with built in storage space

Offroad parking via driveway and garage with power supply

Newly fitted Combination boiler

Generously sized and enclosed rear garden

Ideal purchase for a first time buyer or growing family





To the front of the property, a concrete driveway for up to three cars is located to the side and a lawned area to the front of the home. Steps then lead up to the front UPVC door.

Upon entering the property, an entrance porch benefits from wood effect laminate flooring and UPVC windows that allow light to flow into the space. The porch gives access to the hallway which features matching flooring that flows through to the open plan lounge/dining room. From the hallway, access is also provided to the carpeted stairway that leads to the first floor accommodation.

The open plan lounge/dining room has a bay window to the front of the property and UPVC double French patio doors to the rear. The living area benefits from a focal fireplace with marble surround and mantelpiece with alcove space either side. There is half height wooden paneling to the same wall which adds a modern twist to the room. The living room also has under stairs storage which is accessible via a

wooden door. The dining room benefits from a modern wooden paneling feature wall and provides access to the rear garden patio area via double French doors and to the kitchen.

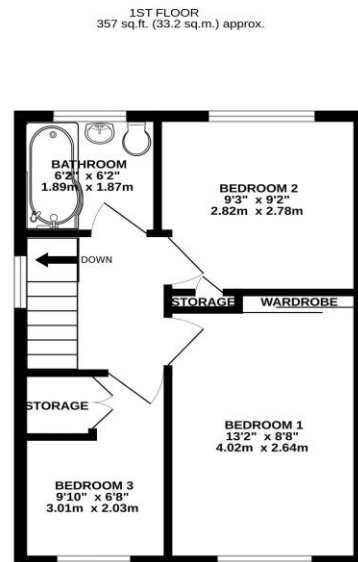
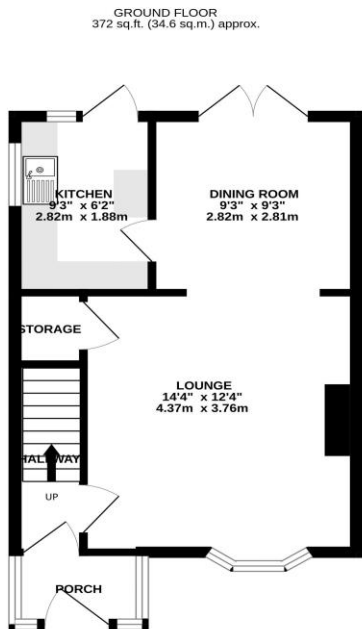
The kitchen is fitted with a range of matching base and wall mounted units with a wood effect laminate worksurface over. There is a sink and drainer below a UPVC window and space beneath for up to three appliances, a free standing cooker and fridge/freezer. To the floor is a wood effect laminate flooring and grey half height subway tiles to the walls. The kitchen also houses the recently installed (February 2024) Baxi Combination boiler. Access is granted to the garden via a UPVC door with an additional window to the side of the door.

To the first floor, the carpeted landing gives access to the three bedrooms and family bathroom. The family bathroom features a matching three piece suite comprising of panel P-shaped bath with overhead shower, full pedestal wash hand basin and low level W/C. The

bathroom also features a stainless steel heated towel rail and grey tiles to the floor and walls. To the rear wall, an obscure glazed window allows light to flow into the room.

The master bedroom is located at the front of the property and features a large UPVC window overlooking the front garden. The bedroom also benefits from built in wardrobes with mirrored sliding doors. Bedroom two is also a double sized room with a UPVC window overlooking the rear garden and has built in storage. Bedroom three is a good sized single room with a UPVC window to the front of the property and benefits from built in storage space also. All bedrooms have carpet laid to floor.

To the rear of the property, the garden is made up of three areas. To the front is a generously sized patio area and a half height iron gate provides access to a concrete pathway with lawned areas either side. As you follow the pathway to the back of the garden, there is a decking area with half height walls surrounding. The garden is fully enclosed and also benefits from a washing line. A wooden gate leads to the front driveway and garage which benefits from a traditional up and over style door and power supply.



**TOTAL FLOOR AREA: 729 sq.ft. (67.8 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.  
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### 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

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**hrt** Est. 1926 **RICS**

**Energy performance certificate (EPC)**

15, Brynau Wood NEATH SA11 3YJ	Energy rating <b>D</b>	Valid until: 9 November 2025
		Certificate number: 9118 8975 7239 4005 6844

Property type: Semi-detached house  
Total floor area: 78 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2025) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlords-2025>).

**Energy rating and score**

This property's 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

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	55	
39-54	E		
21-38	F		
1-20	G		

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.

