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herbert r thomas

60 Brynau Wood  
Cimla, Neath, Neath Port  
Talbot, SA11 3YQ

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## 60 Brynau Wood

Asking price **£209,950**

A semi detached three bedroom property that has been renovated throughout, features off-road parking and is located in Cimla, Neath nearby to local amenities and transport links.

A semi detached three bedroom home

Renovated throughout to a high standard

Situated in the desirable village of Cimla, Neath

Nearby to local amenities such as shops and schools

Convenient commuter access to the A465 and M4 Motorway

Light and spacious kitchen/diner looking out to rear garden

Driveway and garage for offroad parking

Family bathroom with matching three piece suite

Two large double bedrooms and one good sized single bedroom

Viewings highly recommended





To the front of the property, a half height hedge surrounds the perimeter of the front garden which is made up of gravel and a pathway leading to the front composite door. To the left, there is a spacious concrete driveway that flows down to the detached garage and side gate that leads into the rear garden. The garage benefits from power supply and a traditional up and over style garage door.

Upon entering the property, the entrance hallway features wood effect laminate flooring and provides access to the lounge, carpeted stairway leading to the first floor accommodation and an under the stairs storage cupboard.

The lounge features a large UPVC window overlooking the front garden and a wood effect laminate flooring that flows through to the dining area of the kitchen/diner. The lounge also benefits from a chimney breast with electrics for a wall hung television with alcove space either side. The lounge provides access to the spacious and light kitchen/diner via double partially glazed wooden doors.

The kitchen/diner comprises of a range of matching base and wall hung units with a laminate wood effect worksurface over. The kitchen benefits from having space for up to one appliance, a free standing range cooker and an American style fridge/freezer. The kitchen features spotlighting and a UPVC window overlooking the rear garden and the side of the property with a stainless steel sink and drainer below. To the kitchen space, there is stone effect tiles to the floor with subway tiles at half height to the walls and splashback.

To the first floor, the carpeted landing gives access to three bedrooms and the family bathroom. Bedroom one and three are located at the front of the property with UPVC windows overlooking the front garden. Bedroom two is located at the rear of the property with a UPVC window overlooking the rear garden and the idyllic views of Groll Country Park. Bedroom one is a generously sized double room with carpet to the floor and alcove space either side to the chimney breast.

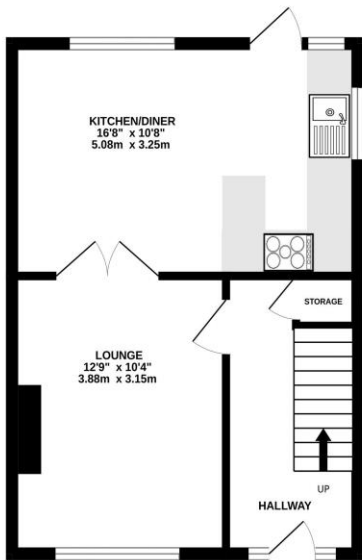
Bedroom two is another double room with carpet laid to floor and provides space

for large wardrobes. Bedroom three is a good sized single room with built in storage that houses the Baxi combination boiler.

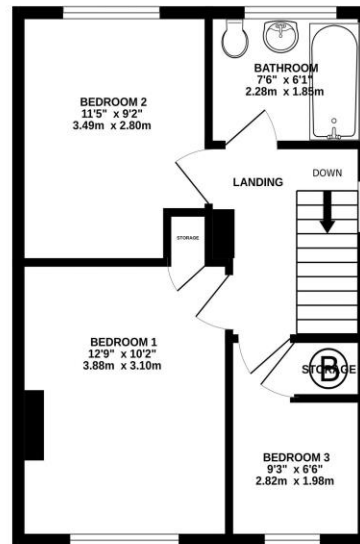
The family bathroom features a matching three piece suite comprising of panel bath with overhead shower, wash hand basin on top of vanity unit and low level W/C. There are grey floor tiles and cream tiles to the walls with a mosaic feature tile above the bath. The bathroom also benefits from an obscure glazed window to the rear and a heated stainless steel towel rail.

To the rear of the property, the fully enclosed tiered garden is made up of two levels. Steps from the rear door lead to a patio and gravelled area with a half height wall to the end of this level. There is access provided to the driveway and garage via a full height wooden gate and a pathway that leads down to the second tier. The second tier benefits from a decking area and a timber frame shed.

GROUND FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 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 capability or efficiency can be given.  
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## Directions

SATNAV USERS: SA11 3YQ

## Tenure

Freehold

## Services

All mains services  
Council Tax Band C  
EPC Rating E

Viewing strictly by  
appointment through  
Herbert R Thomas

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Energy performance certificate (EPC)		
65 Brynau Wood NEATH SA11 3YQ	Energy rating <b>E</b>	Valid until: 28 August 2027
		Certificate number: 8713-7228-3160-0591-0926
Property type	Semi-detached house	
Total floor area	77 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E.		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).		
<b>Energy rating and score</b>		
This property's energy rating is E. It has the potential to be B.		
See <a href="#">how to improve this property's energy efficiency</a> .		
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
102+	A	100
91-101	B	80
80-90	C	60
69-79	D	40
55-68	E	20
35-54	F	10
1-34	G	0

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.

