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19 Chestnut Road
, Neath, Neath Port Talbot,
SA11 3PA

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Asking price **£240,000**

A traditional circa 1930's semi detached family home, situated within a highly sought after area in lower Cimla, Neath.

A lovingly maintained semi detached family home

Available to purchase with no ongoing chain

Situated within a sought after and well regarded residential area

Convenient walking distance to local amenities, schools, the Gnoll Country Park and Neath Town Centre

Full UPVC double glazing throughout

Attractive composite front and rear doors

Modern gas combination boiler

Resin front and side driveway

Detached garage with power supply





Attractively positioned within a well regarded and sought after residential area, this charming three bedroom semi detached family home is available to market for the first time in over twenty years and is being sold with vacant possession. The property proudly boasts a large enclosed rear garden, offering an abundance of potential to extend the current footprint (subject to approved planning), as many neighbouring properties have done so and benefits from elevated far ranging views over the Groll Country Park.

The property is entered via a contemporary composite and glazed panel door into a light and inviting entrance hallway, with an obscure glazed window to the side.

The hallway features fitted carpet flooring, which continues onto the fitted staircase and doorways off the hallway lead to the lounge/diner, the kitchen and gives access to a useful understairs storage cupboard.

The lounge/diner is a bright and spacious room featuring a large window to the front and a set of French doors to the rear providing light, access and views of the garden. There is a continuation of the fitted carpet flooring and a focal feature marble gas fireplace, with an ornate wooden positioned to one wall.

The kitchen is located to the rear of the property and has been fitted with a matching range of solid oak base and wall mounted units, with a light laminated work surface over.

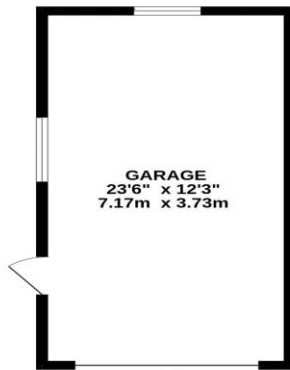
There is a large window to the side positioned above a composite sink unit, space for fridge/freezer, space for one appliance, an integrated electric oven with four burner gas hob and a further window to the rear, enjoying views over the garden. The kitchen benefits from a composite pedestrian door to the rear, tiled splash backs to all walls and tiled flooring throughout.

To the first floor, the landing gives access to all three bedrooms and the shared family shower room. Bedrooms one and two are good sized double bedrooms, each benefitting from large windows and fitted carpet flooring. The back double bedroom further benefits from built in wardrobe storage to one wall and enjoys far ranging views over to the Groll Country Park. Bedroom three is a well proportioned single bedroom with a window to the rear and fitted carpet flooring.

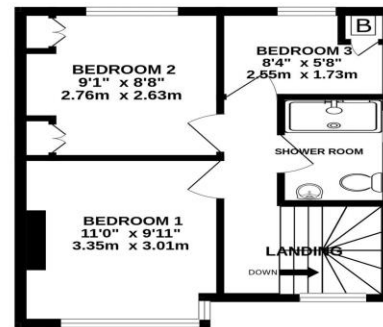
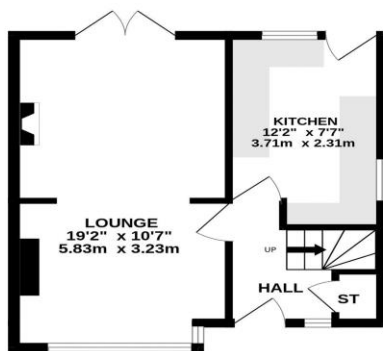
The family shower room has been fitted with a white contemporary three piece suite comprising; vanity wash hand basin, low level WC and a large walk in shower cubicle, with a glazed shower screen fitted. The room has full height tiling to all walls, an obscure glazed window to the side, wall mounted chrome heated towel rail and tiled flooring.

Outside to the front of the property, a low maintenance courtyard garden area has been laid to square patio slabs and bordered by ornate sandstone chippings. A resin laid driveway provides off road parking to the front for one car ahead of a set of wrought iron double gates. Beyond the gates, the resin driveway continues along the side of the property and through to the rear. There is access to a large detached garage, with a traditional up and over garage door and a pedestrian door to the side. The garage further benefits from power supply and a window to the side. Adjacent to the garage, there is a level area laid to grass, concrete pathway leading towards the back boundary. Beyond the garage and grass area, slight steps down bring you to a low maintenance level gravelled section of the garden.

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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

SAT NAV USERS SA11 3PA

Tenure

Freehold

Services

All Mains Services
Council Tax Band D
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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English | [Contact](#)

Energy performance certificate (EPC)

Property ID	Property type	EPC rating	10 May 2012
SA111333	Semi-detached house	C	
Total floor area	67 square metres		

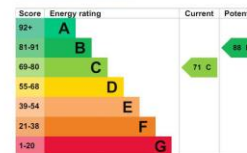
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can meet [guidance for landlords on the regulations and exemptions that have an impact on energy ratings for rental properties](#).

Energy rating and score

The property's energy rating is C, 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

Breakdown of property's energy performance

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.

