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herbert r thomas

61 Ridgewood
Gardens

Cimla

Neath

SA11 3QX

hrt.uk.com



61 Ridgewood Gardens

Offers Over **£179,950**

A lovingly maintained semi detached two bedroom bungalow with ample off road parking and is situated within the village of Cimla, Neath with nearby access to local amenities such as shops and schools.

Lovingly maintained semi detached two bedroom bungalow

Situated in the sought after area of Cimla, Neath

Nearby to local amenities such as shops and schools

Property adapted to be made more accessible

Kitchen/diner with matching units and integrated appliances

Shower room featuring a matching three piece suite

Spacious reception room with bay window to the front

Two good sized bedrooms with built in storage

Detached garage with electric door and power supply

Viewings highly recommended



To the front of the property, a low maintenance stone paved driveway provides ample off road parking and wraps around to the detached garage and rear of the home. The property benefits from an accessible ramp with metal railing leading to the front UPVC door.

Upon entering the property, the entrance hallway provides access to the kitchen, reception room and storage cupboard.

The kitchen/diner features a range of matching cream base and wall mounted units with a wood effect laminate worksurface over. The kitchen benefits from several integrated appliances such as oven, grill, microwave, fridge and freezer. There is a tile effect laminate flooring with tiles to half height of the walls above the worksurfaces.

The kitchen also features two UPVC windows, one to the front of the property and one to the side next to a partially glazed patio door which leads to the drive.

The spacious reception room features a large UPVC bay window overlooking the front of the property and carpet laid to the floor. There is a gas fireplace which sits on a marble hearth with matching surround and cream wooden mantelpiece above. The reception room provides access to a second hallway which follows on to the shower room and two bedrooms.

The hallway also benefits from an airing cupboard which houses the combination boiler.

The shower room features a matching three piece suite that comprises of a walk in shower cubicle, full pedestal wash hand basin and low level W/C. There is a wood effect laminate flooring and tiles at half height with a feature mosaic tile to the shower area. The shower room also benefits from an obscure glazed window to the side of the property.

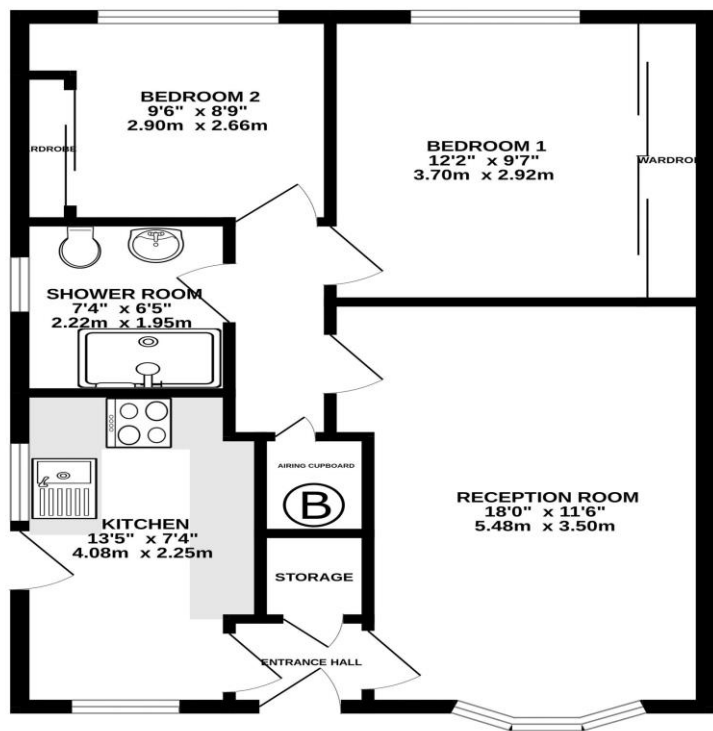
Bedroom one is a generously sized double room with carpet laid to floor and a UPVC window overlooking the rear garden area. Bedroom one benefits from built in storage via large mirrored sliding door wardrobes to one wall. Bedroom two is a good sized single room, again with carpet laid to the floor and a UPVC window to the rear garden. Bedroom two also features built in wardrobes to one wall.

To the rear of the property, a detached garage (17.8ft X 8.5ft) which features an electric garage door and power supply is accessed from the patio area.

The rear garden is made up of two tiers, the first being a patio area with raised flower beds to one side and a pathway that leads to steps up with hand rail to the second tier.

The second level of the garden features artificial lawn to one side with a timber frame shed with power supply. To the other side, ground level flower beds enclose a brick built raised flower bed with mature plants and shrubs.

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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.
Miles and Partners 02024





Directions

SATNAV USERS: SA11 3QX

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)			
E1 Regency Gardens C107H NEATH SA11 3QX	D	Valid until: 19 December 2023	Certificate number: 8022-8322-8389-0158-3286
Property type	Semi-detached bungalow		
Total floor area	61 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-credit-rated-property-minimum-energy-efficiency-standards-landlords-guidance			
Energy rating and score			
This property's energy rating is D. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		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	
	Current: D Potential: B		

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.