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10 Castle Drive

Cimla
Neath

SA11 3UY

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Asking price **£189,950**

An immaculately presented three bedroom semi detached family home, situated within a sought after residential area of Cimla and conveniently positioned within walking distance to local amenities.

An immaculately presented and lovingly maintained home

Situated within a sought after residential area

An abundance of local amenities within walking distance

Ideally located within catchment to reputable Primary and Secondary schools

Contemporary fitted kitchen and bathroom

Three good sized bedrooms

Long sweeping driveway offering ample off road parking

Enclosed low maintenance rear garden

Detached garage

Scenic views to the rear





An ideal purchase for first time buyers or someone looking to downsize, this beautifully presented three bedroom semi detached home has undergone significant improvement by the current vendor over recent years. It features large UPVC modern double glazed windows, contemporary fitted kitchen and bathroom and offers spacious accommodation throughout.

The property is entered via a UPVC and glazed panel door into a light and inviting entrance hallway, with fitted carpet flooring, staircase rising to the first floor accommodation and doorways leading to the lounge, kitchen and a useful understairs storage cupboard.

The lounge is located to the front of the property and is flooded with natural light from a large window to the front. There is a continuation of the same fitted carpet flooring as the hallway and the room features a gas fireplace with ornate wooden surround to one wall. The room extends to rear into the dining area, comfortably allowing for a large table and chairs, plus side unit. The dining room has a continuation of the same fitted carpet flooring and benefits from a large window to the rear. The kitchen can be accessed from both the hallway and dining room. It has been fitted with a matching range of contemporary base and wall mounted units, with a wood effect laminated worksurface over.

The kitchen further benefits from a stainless steel sink unit positioned below a side window, an integrated electric oven with four burner electric hob and offers space for a fridge/freezer and washing machine. Within the corner of the kitchen there is a useful full height pantry cupboard which provides extra storage and currently houses a modern gas boiler. The room has fitted vinyl flooring, a further smaller window to the rear and an external UPVC door provides access to the garden.

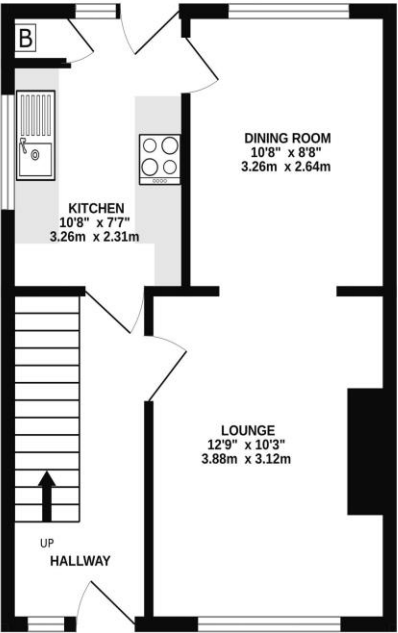
To the first floor, the stairs and landing space have fitted carpet flooring. There is a side window at the head of the stairs providing natural light to the first floor area. The landing provides access to all three bedrooms and the family bathroom.

Bedroom one is a large double bedroom located to the front of the property. It has fitted carpet flooring and a large window overlooking the ornate landscaped front garden. Bedroom two is a generous sized double bedroom, featuring fitted wardrobe storage, fitted carpet flooring, access to a useful airing cupboard and a window to the rear enjoying far ranging views. Bedroom three is a comfortable sized single bedroom located to the front. The room can comfortably house bedroom furniture, has fitted carpet flooring and benefits from built in storage within the bulk head of the stairs.

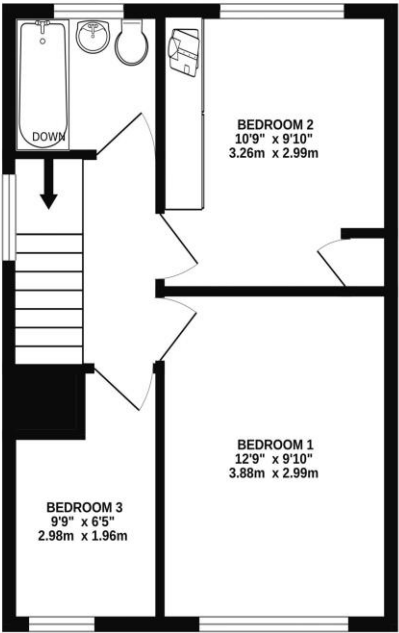
The family bathroom has been fitted with a contemporary white three piece suite comprising; panel bath within an electric over bath shower unit, pedestal wash hand basin and low level WC. There is full height tiling to all walls, fitted vinyl flooring and an obscure glazed window to the rear.

Outside to the front of the property, a long concrete sweeping driveway offers ample off road parking ahead of a half height picket fence with access gate to the side of the house. Beyond the picket fence is a level driveway area ahead of the detached garage door. The remaining front garden has been meticulously landscaped and offers a mixture of mature plant and shrub borders with mainly ornate stone chippings laid. The rear garden can be accessed from beside the garage via a wooden picket fence and gate. The rear garden offers a low maintenance space to enjoy, mainly laid to concrete paved areas and stone chippings to match the front. The garage can be accessed directly from the garden via a side pedestrian door for ease.

GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.





Directions

SAT NAV USERS SA11 3UY

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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Energy performance certificate (EPC)

Issue date: 20/04/2024	Issue valid until: 20/04/2030
Energy rating: D	Estimated energy cost: £115.00 per year

Property type: Semi-detached house
Total floor area: 77 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 website](#) and [guidance for tenants on the website](#) and [guidance for tenants on the website](#) and [guidance for tenants on the website](#).

Energy rating and score

The property's energy rating is D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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 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.

