



**hrt**  
herbert r thomas

11 Kenway Avenue  
Cimla, Neath SA11 3TU

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# 11 Kenway Avenue

Asking price **£180,000**

Positioned on a quiet cul-de-sac within the popular residential area of Cimla, is this very well maintained three bedroom detached bungalow.

A very well maintained detached bungalow

Available to purchase with no ongoing chain

Located within a quiet residential area

Within walking distance to local amenities and public transport links

UPVC double glazing throughout

Large lounge/diner

Three good sized bedrooms, two with built in wardrobes

Adapted shower room with separate cloak room

Driveway off road parking and detached garage

Low maintenance front and rear gardens









An ideal purchase for first time buyers or investors, this very well maintained three bedroom detached bungalow is located within a sought after area and available to purchase with no ongoing chain. The property benefits from UPVC double glazing throughout, gas central heating and modern fixtures within the kitchen and shower room.

The property is entered via the side elevation into the entrance hallway. The hallway features fitted carpet flooring and provides access to all rooms plus a useful storage cupboard. The impressive size lounge/diner is located to the rear of the property. The room is flooded with natural light from a large window to the rear and two further side elevation windows. The room benefits from fitted carpet flooring and a focal feature electric fireplace to one wall. To the side of the lounge/diner a walkthrough gives access into the kitchen.

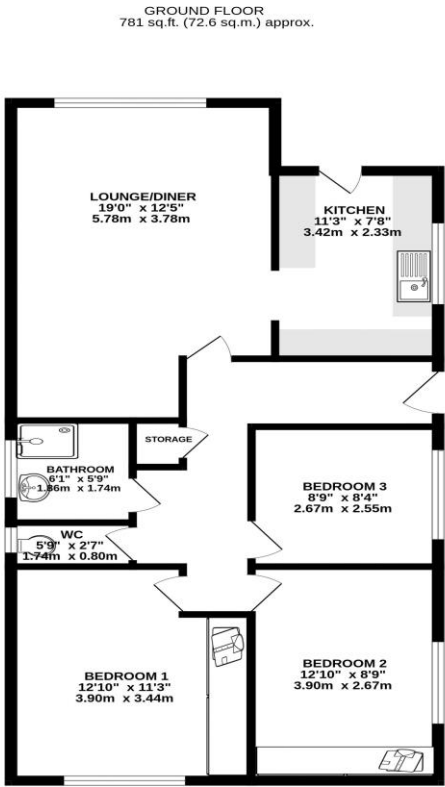
The kitchen has been fitted with a matching range of white base and wall mounted units, with a black laminated work surface over. There is a continuation of the fitted carpet flooring as the lounge/diner, a large window to the side, space for two appliances and a stainless steel sink unit fitted. At the rear of the room, a UPVC pedestrian door provides access into the garden.

All three bedrooms are located to the side and front of the property. Each room benefits from large windows, fitted carpet flooring and bedrooms one and two feature built in wardrobe storage. All three bedrooms share the use of the family shower room.

Recently updated, the shower room offers a walk in double shower cubicle with half height glazed screen and seat, wall mounted wash hand basin, fixed

storage cupboard and an obscure glazed window to the side. The toilet is located next to the shower room and benefits from its own obscure glazed window.

Outside to the front of the property, a level garden area has been landscaped with mature shrubs to the borders and a squared area of lawn. The driveway to the side of the front garden provides off road parking for several cars and continues alongside the property to a detached garage. The garage has a traditional up and over door with a separate side pedestrian door and benefits from power and lighting. A tall side gate at the rear of the property provides access into the enclosed, low maintenance rear garden. The garden is landscaped into two tiers and is mainly laid to paving stones. There is an established brick boundary wall to the rear and a corner area with mature plants and shrubs.



TOTAL FLOOR AREA: 781 sq.ft. (72.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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: SA11 3TU

## Tenure

Freehold

## Services

Water (metred) - Electric - Gas - Drainage

Council Tax Band D

EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

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Energy performance certificate (EPC)			
11 Kennedy Avenue NEATH SA11 1PJ	Energy rating	Valid until	4 January 2026
	<b>D</b>	Certificate number	9370-2036-0429-2864-6415
Property type		Detached bungalow	
Total floor area		68 square metres	
Rules on letting this property			
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> ).			
Energy rating and score			
This property's energy rating is <b>D</b> . It has the potential to be <b>B</b> .			
<a href="#">See 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 <b>A (best)</b> to <b>G (worst)</b> and a <b>score</b> . 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 <b>D</b> the average energy score is 60	

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.



