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Lavender House

5 Cimla Court
Cimla Road
Neath
SA11 3PR

Lavender House

5 Cimla Court

£525,000

A rare opportunity to purchase this beautifully presented five/six bedroom executive detached family home, positioned at the head of this unique development of Cimla Court.

New to the market since its construction in 2012

A substantially sized five/six bedroom detached town house

Nestled within the the unique development of Cimla Court

Within walking distance to local amenities, reputable schools and Neath town centre

Convenient commuter access to the M4 Jct 43 and the A465 link road

Versatile accommodation spread over three stories

Three reception rooms to the ground floor

First floor conservatory extension enjoying far ranging views

Private and low maintenance enclosed level lawned rear garden

Driveway off road parking plus a detached double garage





Nestled at the head of a private shared driveway leading into the unique development of Cimla Court, is the impressive three story detached 'Lavender House'. New to the market since its construction in 2012, Lavender House is a spacious family home offering versatile accommodation for a large or growing family. Conveniently situated towards the lower end of Cimla Road, the location of Cimla Court allows for an easy walk into Neath town centre as well as direct access into Gnoll Country Park just a short stroll away.

The property is entered via a UPVC and glazed panel door into the entrance porch, with a further set of patio doors opening into the entrance hallway. The entrance hallway is a bright and inviting space, with solid oak doorways leading to the majority of the ground floor accommodation along with a staircase rising to the first floor accommodation.

The lounge is located to the left hand side of the hallway. The spacious room offers a large window to the front enjoying views of the garden and a set of oak and glazed panel double doors to the rear of the room lead into the sun room. The sun room benefits from both a side and rear windows along the full width of the room, with a set of glazed patio doors between the windows providing light, access and views of the rear garden.

To one side of the sunroom the current vendors use the space as an additional seating area off the lounge with the remaining area of the sunroom currently housing a large dining table and chairs. A further set of oak and glazed panel double doors off the sunroom leads into the impressive sized kitchen/dining/living area.

The kitchen has been fitted with a matching range of contemporary base, larder and wall mounted cream units with a contrasting black laminated worksurface over. Within the kitchen there is an integrated dishwasher, a four burner halogen hob with extractor hood over, integrated eye level oven and microwave, integrated fridge and freezer and a built in wine cooler. There is a window to the rear enjoying views of the garden and a built in sink unit below with a swan neck mixer tap. A doorway off the the kitchen/dining/space leads into a useful utility room, with a pedestrian door to one side allowing access out. Back off the hallway there is access into a third reception room, currently used as a home office space with a window to the front and a doorway leading into the ground floor cloakroom.

To the first floor the landing area gives access to three/four bedrooms and the family bathroom.

The Master bedroom is a bright and spacious double bedroom with its own private en-suite bathroom. The bathroom has been fitted with a white four piece suite comprising; panel bath, vanity wash hand basin with storage below, low level WC and a corner curved glazed shower cubicle. There is full height tiling to all walls, tiled flooring and an obscure glazed window to the rear. Back off the bedroom a set of patio doors opens out onto the unique conservatory extension.

Previously an open balcony, the vendors adapted the space to create a large first floor conservatory, with a further set of patio doors opening inwards and providing far ranging views over Neath. A glass balustrade has been kept in place for safety and to also ensure an uninterrupted view of the garden below.

Finally back off the bedroom a further doorway next to the en-suite leads into a walk in dressing room, nursery or another double sized bedroom, with a window to the front and it's own doorway leading back onto the landing area. On this floor are two further bedrooms, one is a generous sized double bedroom and the other is a comfortable sized double bedroom. They share access of the family bathroom which has fitted similarly to the en-suite master bathroom.

The staircase off the landing continues further onto the second floor, where there are two remaining good sized double bedrooms, each sharing access to the second floor shower room. The shower room features a velux style window and has been fitted with a three piece suite comprising; corner glazed shower cubicle, low level WC and a vanity wash hand basin.

Outside to the front of the property, a private shared driveway leads to a generous driveway allowing for off road parking ahead of the detached double garage. The garage has traditional up and over garage doors, with a further pedestrian door towards the rear providing access into the rear garden. The double garage is a large open space with no separating wall between the two parking areas and it further benefits from power supply and a pitched roof offering extra storage.

The immaculately maintained frontage of the property mainly consists of lawn space, bordered by trees and mature shrubs. The rear garden can be accessed from either side of the property via two tall wooden gates with a paved pathway leading to the enclosed garden area. The low maintenance garden is mainly laid to lawn and bordered by an assortment of trees and mature hedgerows, making this outside space very safe and private to enjoy.



Directions

SAT NAV USERS SA11 3TT

Tenure

Freehold

Services

All Mains Services
Council Tax Band G
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

Current owner Herbert R Thomas 33 Alfred Street Neath SA11 1EH	Energy rating C	Valid until 18 June 2023 Certificate number 3367-2026-3310-0045-5000
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Property type	Detached house
Total floor area	215 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/government/uploads/system/uploads/attachment_data/file/600000) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/600000).

Energy rating and score

This property's current energy rating is C. It has the potential to be B.

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



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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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.

hrt Est. 1926 **RICS**





