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6 Afan Valley Road

Cimla
Neath

SA11 3SN

6 Afan Valley Road

Offers in excess of £265,000

Positioned on a sought after road within the popular area of Cimla, is this charming and beautifully presented three bedroom

Positioned on the highly sought-after Afan Valley Road

Within walking distance to local amenities, shops and reputable schools

A spacious three bedroom detached bungalow

Offering desirable open plan living accommodation to the front

Set on a generous plot with front and rear gardens

Detached garage with modern Anthracite UPVC bi-fold doors to front

Ample driveway off road parking

Viewing is highly recommended





We are pleased to offer this attractive three bedroom detached bungalow, located on a sought after road within the popular area of Cimla, Neath. The property is positioned within walking distance to local amenities, shops, a bus stop and is located centrally between both a reputable Primary school and Secondary school.

The property is entered via a UPVC and glazed panel side door into an entrance hallway, featuring solid engineered hard wood flooring that continues throughout the living/dining/kitchen areas.

To the front of the property is an impressive open plan living/dining area which continues around to the fully appointed fitted kitchen. The room is flooded with natural light from side and front UPVC double glazed windows, with UPVC double glazed sliding patio doors to one side providing access to the garden.

The kitchen has been fitted with a matching range of modern shaker style base and wall mounted units, with a butchers block effect laminated work surface over. It offers integrated under counter fridge and freezer, integrated eye level electric oven and grill, a five burner gas hob with contemporary extractor hood over, offers space for one appliance and has a stainless steel sink unit.

The bedroom accommodation is located to the rear of the property. These well proportioned rooms all share the use of the family bathroom. Bedroom one is a generous sized double bedroom with fitted carpet flooring, a UPVC double glazed window to the side and offers plenty of wall space for free standing furniture. Bedroom two is a good sized double bedroom with fitted carpet flooring and offers a UPVC double glazed window to the rear, enjoying views over the garden. Bedroom three is a comfortable sized double bedroom featuring laminate wood flooring and a UPVC double glazed window to the rear, enjoying the same view as bedroom two.

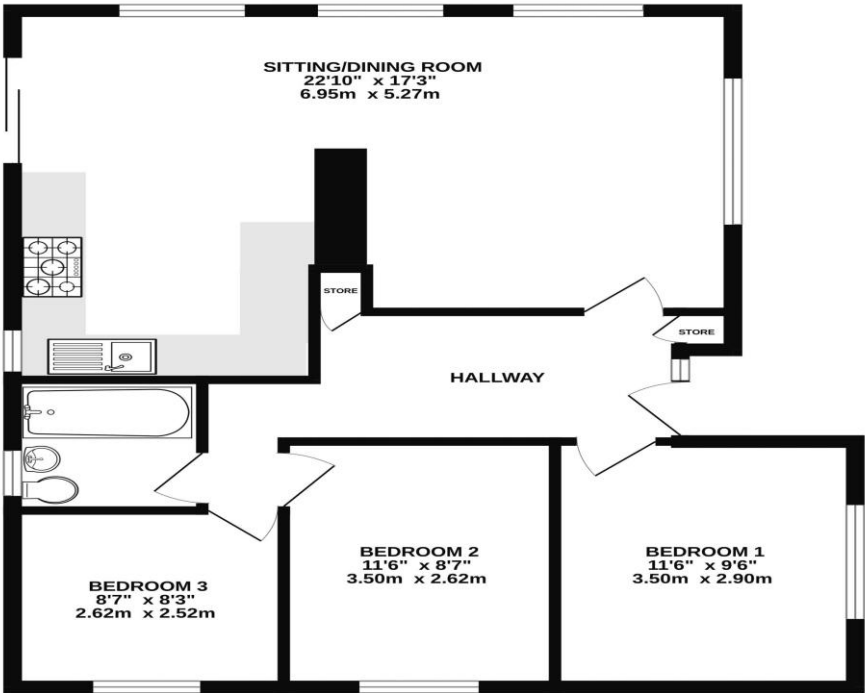
The family bathroom has been fitted with a contemporary white three piece suite comprising; panel bath with an over bath rainfall shower, vanity wash hand basin with cupboard storage below and low level WC with hidden flush cistern. There is full height tiling to all walls, tiled flooring and the rooms offers an obscure UPVC double glazed window to the side.

Outside to the front, the property is set back from the roadside and offers a beautifully maintained lawned garden with a bark chippings border and provides mature shrub and plants across the front boundary wall. To the side of the lawned area, a long sweeping brick pavia driveway provides ample off road parking and continues down along the side of the property to the detached garage.

The garage has recently had Anthracite UPVC bi-folding doors added, offering potential for conversion if required and benefits power supply.

The rear garden can be accessed from both sides of the property and offers a generous paved patio area, an allotment space positioned behind the garage and the remaining space is laid to lawn. The garden is fully enclosed by feather edge fencing, composite half height fencing and a tall wooden side gate leading off the driveway.

GROUND FLOOR
750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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 SA11 3SN

Tenure

Freehold

Services

Council Tax Band D

EPC Rating D

Viewing strictly by
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

8, Alder Valley Road NEATH SA11 3SN	Energy rating D	Valid until 14 May 2027
	Certificate number 8213-7725-5980-6103-7986	

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 guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-guidance>).

Energy rating and score

This property's energy rating is D. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8213-7725-5980-6103-7986>

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hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



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