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68 The Meadows
Cimla
Neath
SA11 3XF

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Asking price **£375,000**

Situated on a generous plot at the head of a cul-de-sac within a sought after development, is this deceptively spacious four bedroom executive detached family home.

- A beautifully presented executive detached family home
- Positioned at the head of a quiet cul-de-sac
- Occupying a generous plot with immaculate landscaped gardens
- Offering flexible accommodation for a large family
- Within walking distance to local amenities and reputable schools
- Benefitting from three reception rooms
- Master suite with private dressing area and full ensuite bathroom
- Contemporary fitted kitchen and bathrooms
- Driveway off road parking
- Separate utility room and integral garage





A rare opportunity to purchase a deceptively spacious four bedroom executive detached family home, situated at the head of a quiet cul-de-sac within a sought after development. The property has been immaculately maintained by the current owners, both internal and externally and would make an ideal home for a growing family due to the flexibility it offers with accommodation.

The property is entered via a UPVC and glazed panel door into a light and inviting entrance hallway, featuring fitted carpet flooring and has doorways leading to the lounge/diner, sitting room, cloakroom and kitchen/breakfast room.

The lounge/diner is located to the right hand side of the property. The room features solid wood flooring throughout, a focal feature electric fireplace to one wall, a box bay UPVC double glazed window to the front and UPVC double glazed sliding patio doors to the rear, providing light, access and views of the garden.

The sitting room is located to the left hand side of the hallway. The room benefits from fitted carpet flooring and a box bay UPVC double glazed window to the front. To the rear of the property is the large open plan kitchen/breakfast room.

The kitchen has recently been upgraded and now offers a matching range of contemporary base and wall mounted units, with a granite effect work surface over. It benefits from an integrated eye level oven, four burner gas hob with contemporary extractor hood over, integrated dishwasher and a stainless steel sink unit with swan neck mixer shower tap. The room features laminate wood flooring throughout, a UPVC double glazed window positioned above the sink unit, access to a useful understairs storage cupboard and a set of a UPVC double glazed sliding patio doors within the dining space, giving access and views into the garden. A further doorway within the dining space provides access into the separate utility area.

The utility room has a range and base and wall mounted units and offers space for one appliance, a UPVC double glazed window to the side and has a continuation of the same laminate flooring as the kitchen/breakfast room.

A second doorway of the utility room provides access into the integral garage. The garage benefits from power supply, a traditional up and over garage door and houses the modern Worcester gas combination boiler.

To the first floor, the stairs and landing feature fitted carpet flooring and doorways lead to all four bedrooms, a generous airing storage cupboard and the shared family bathroom.

The Master bedroom is large double bedroom with a UPVC double glazed window to the front. It benefits from fitted carpet flooring and has a second doorway leading through to a private dressing area. The dressing room could be used as a multi functional space, lending itself to be a home office or nursery. It benefits from fitted carpet flooring, a velux window to the front and a further doorway leading through to a private en-suite bathroom.

The en-suite has been recently upgraded and offers a white four piece suite comprising; panel bath, vanity wash hand basin, low level WC and corner shower cubicle with rainfall shower head. There is full tiling to all walls, patterned tile effect vinyl flooring, wall mounted chrome towel rail and a UPVC double glazed obscure window to the rear.

The remaining three bedrooms are all good sized rooms, featuring UPVC double glazed windows and fitted carpet flooring. They all share the use of the recent upgraded family bathroom.

The bathroom has been fitted with a modern white three piece suite comprising; P-shaped panel bath with over bath shower, vanity wash hand basin and low level WC. The room benefits from full tiling to all walls, patterned tile effect vinyl flooring and a UPVC double glazed obscure window to the rear.

Externally, to the front of the property there is a well maintained lawned area with a central flower bed and a paved pathway leading from the driveway to the main front door. The driveway provides off road parking for two vehicles and is positioned ahead of the single garage door. A wrought iron side gate provides access to the fully enclosed, private and immaculately landscaped rear garden. The impressive sized rear garden is mainly all level with a generous paved patio area and the remaining garden is laid to lawn. There is a central brick pavia pathway leading towards the rear boundary fence and the garden further offers two entertainment areas, one featuring a brick pavia built fire pit and a timber shed.





Directions

SAT NAV USERS SA11 3XF

Tenure

Freehold

Services

All Mains Services
Council Tax Band F
EPC Rating C

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

Property address	Property type	Energy rating	Current rating	Potential rating
33 Alfred Street, Neath, West Glamorgan, SA11 1EH	Detached house	C	75 C	81 B

Property type: Detached house
Total floor area: 196 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can't let a property for rent unless it has an energy rating from A to E.

Energy rating and score

This property's energy rating is C, it has the potential to be B.

[See how to improve the 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:

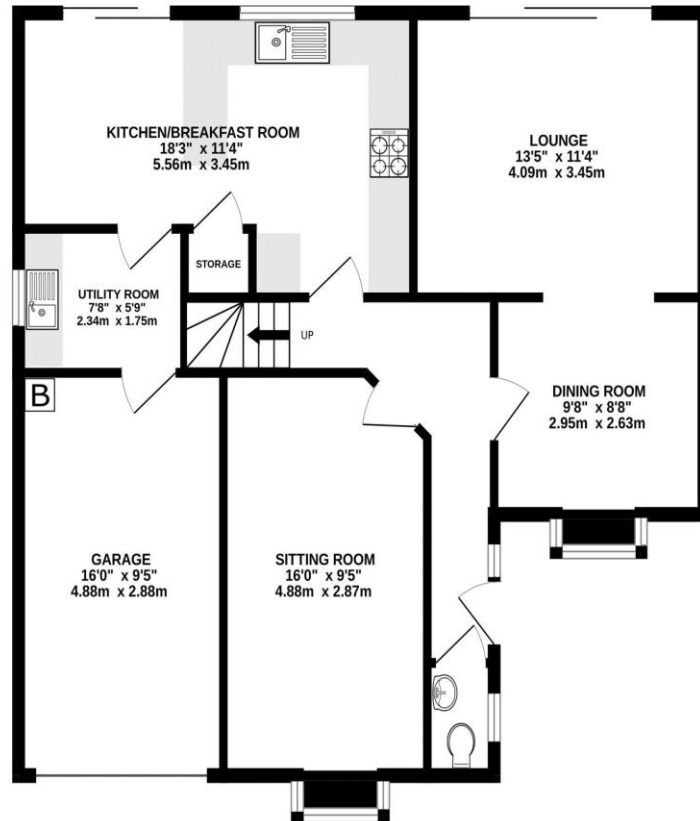
- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

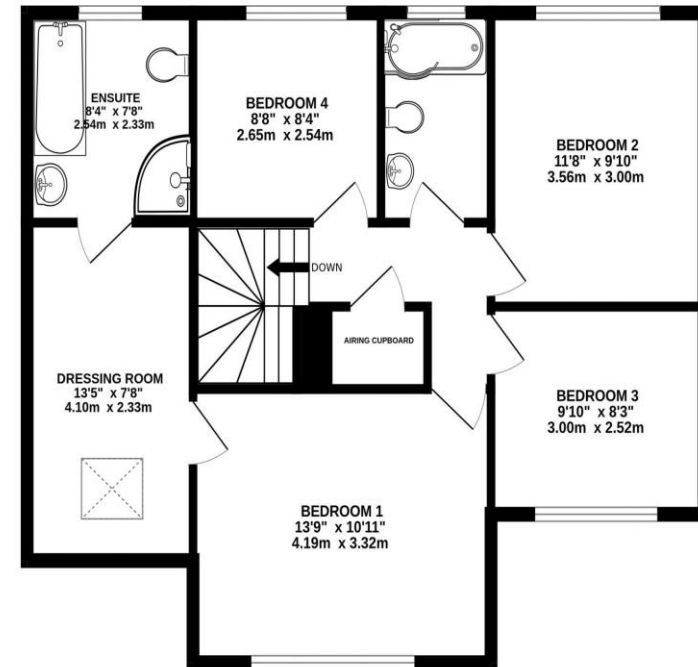
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 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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