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99 Cimla Crescent  
Neath

SA11 3PF

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# 99 Cimla Crescent

Offers Over **£320,000**

Situated in a highly sought after location and offering space, period features and an impressive sized rear garden, is this lovingly maintained three bedroom detached family home.

A spacious period detached family home

Situated within a highly sought after area

Available to purchase with no ongoing chain

Positioned close to local amenities, reputable schools and the Groll Country Park

Two reception rooms plus modern fitted kitchen

Three bedrooms and family bathroom to the first floor

An impressive and well maintained rear garden

Driveway off road parking for two/three vehicles

UPVC double glazing throughout and modern fitted gas combination boiler









A rare opportunity to purchase this spacious period detached family home, nestled within a sought after area of Cimla and available to purchase with no ongoing chain.

The property is entered via a solid wood panelled door into the entrance hallway, with a staircase to one side and doorways leading off to the lounge/diner, kitchen, ground floor cloakroom and a useful storage cupboard.

The lounge/diner is a large multifunctional room offering a bay window to the front, original picture rail and a focal feature gas fire, with an ornate wooden surround. Solid oak double doors to the rear of the room leads through into the sitting room, offering a comfortable space to relax and enjoy the view of the garden via a set of patio doors flanked by windows.

A doorway to the side of the sitting room leads through into the modern fitted kitchen. It has been fitted with a matching range of base and wall mounted units, with the extra benefit of a large pantry storage cupboard. There is fitted electric double oven with four burner gas hob, integrated washing machine and a stainless steel sink unit positioned below a large window overlooking the garden.

The pantry store cupboard is enclosed behind double doors and offers shelving and space for more appliances. A solid wooden door to the side of the kitchen provides access to the outside.

The useful cloakroom is fitted with a contemporary two piece suite comprising; a low level WC and a wall mounted wash hand basin.

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

Bedroom one is a large double bedroom offering a full wall of fitted wardrobe units and a bay window to the front.

Bedroom two is a second good sized double bedroom offering a window to the rear and fitted wardrobe storage.

Bedroom three is a well proportioned single bedroom offering a window to the rear and a full wall of fitted wardrobe units.

All three bedrooms share the use of the family bathroom. The bathroom has been fitted with a contemporary white three piece suite comprising; panel spa bath with over bath fitted shower, vanity wash hand basin with cupboard storage below and a low level WC. It offers an obscure glazed window to the front, the ceiling is clad with recessed spotlights and double cupboard doors within the room open up to a useful airing storage cupboard housing a modern gas combination boiler.

Externally the property sits on a generous plot offering a beautiful landscaped front lawned garden, bordered with mature plants and flowers. The front garden is enclosed by a half height wall, with a wrought iron pedestrian gate to one side and double wrought iron gates positioned in front of the driveway.

The driveway offers off road parking of two/three vehicles and is positioned to the side of the property. To the rear, the impressive sized garden offers various spaces to enjoy. There is a large paved patio area accessed directly from the patio doors at the rear, a second paved patio space to the left hand side, positioned in front of a generous storage shed and a third paved patio area on a slight tiered platform.

The majority of the garden is laid mainly to lawn, with a paved pathway leading to the rear. At the back of the garden, a large level area offers potential to build/ construct an external dwelling such as a summer house (subject to obtaining necessary planning permission). The outside space offers an abundance of mature plants and trees and enjoys the sun for the majority of the day.

# AWAITING FLOORPLAN



#### Directions

SAT NAV USERS SA11 3PF

#### Tenure

Freehold

#### Services

All Mains Services  
Council Tax Band D  
EPC Rating

Viewing strictly by  
appointment through  
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EPC**

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