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herbert r thomas

84 Clos Ysbyty
Cimla, Neath, Neath Port
Talbot, SA11 3PL

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84 Clos Ysbyty

Asking price **O.I.R.O £165,000**

A beautifully presented two double bedroom mid-link home, set in the highly sought-after Cimla area of Neath. Offering spacious and well-designed accommodation, elevated views to the rear and private off-road parking

A modern two double bedroom mid link home.

Situated in the popular Cimla location close to amenities and schools.

An ideal purchase for first time buyers or a sensible downsize.

Spacious lounge with bespoke bi-fold shutters.

Modern kitchen/diner with granite worktops.

Contemporary shower room.

Driveway parking for two vehicles.

Low-maintenance rear garden with elevated views.

Side gated access to front driveway.

New UPVC double glazing throughout.





This charming two double bedroom mid-link home is beautifully presented throughout and perfectly positioned within the ever-popular Cimla area of Neath. Offering elevated far-reaching views to the rear and excellent proximity to local shops, amenities and both primary and secondary schools, the property would make an ideal home for first-time buyers or those seeking to downsize without compromise.

The property is entered via a modern composite glazed-panel front door into a welcoming hallway, where the staircase rises to the first floor and an open entrance flows into the lounge. The lounge itself is deceptively spacious, stretching across the full width of the property with a recessed area beneath the stairs, making for a versatile and comfortable living space. Tastefully finished with laminate wood flooring and bespoke bi-fold louvre shutters to the window, the room is both practical and stylish.

To the rear, the kitchen/dining room provides an inviting heart to the home. Fitted with a matching range of wooden base and wall units, complemented by granite worksurfaces, the kitchen offers ample storage and preparation space. Features include a stainless steel sink unit positioned beneath the rear window, an integrated electric oven with four-burner induction hob, and space for further appliances including fridge/freezer and washing machine. The laminate wood flooring continues seamlessly, while a rear door provides direct access into the garden — perfect for everyday convenience and entertaining.

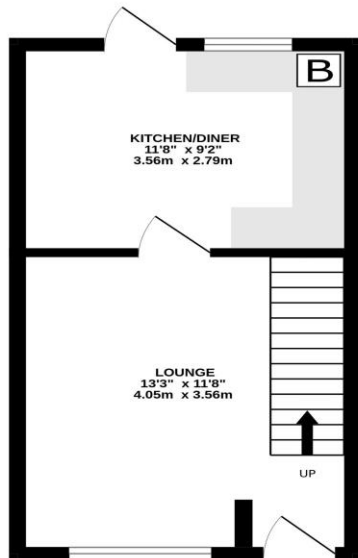
Upstairs, the landing area benefits from fitted carpet flooring and offers access to a generous attic via pull-down ladder. Two well-proportioned double bedrooms are found on this floor, each thoughtfully designed. The front-facing principal bedroom boasts built-in double wardrobes with recessed shelving and laminate wood flooring, while the second

bedroom enjoys rear aspect views, a fitted airing cupboard, and the same elegant shutter finish as the rest of the home.

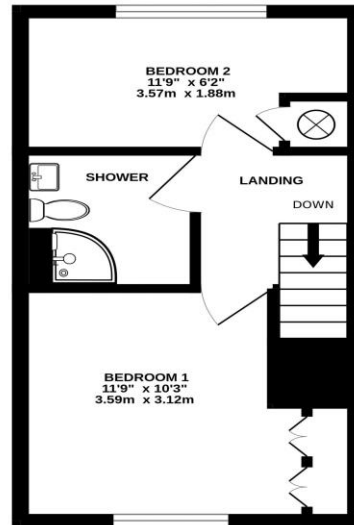
Serving both bedrooms is a beautifully appointed shower room, fitted with a modern three-piece suite comprising a corner shower enclosure, low-level WC and a vanity wash hand basin. Full tiling to the walls and floor, together with recessed alcove spot lighting and a built-in extractor, provide a sleek and contemporary finish.

Externally, the property continues to impress. To the front, a tandem driveway provides private off-road parking for two cars, with a lawned garden area and paved pathway to the entrance. The rear garden has been designed for low maintenance while making the most of its elevated position and superb outlook. A newly paved patio creates the ideal seating area, with a sandstone chippings section beyond and a concrete side pathway leading to a powered timber storage shed at the boundary. Secure gated access connects the rear garden with the front driveway, offering practical passage for bins and garden use without needing to enter through the house.

GROUND FLOOR
261 sq.ft. (24.2 sq.m.) approx.



1ST FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 513 sq.ft. (47.7 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

For Satnav users SA11 3PL

Tenure

Freehold

Services

All main services and metred.

Council Tax Band B

EPC Rating C

Viewing strictly by
appointment through
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Energy performance certificate (EPC)			
All this property Data NEPS SA11 3PL	Energy rating C	Valid until 28 August 2015	Certificate number 2830-3034-0208-1865-0205
Property type		Mid-terrace house	
Total floor area		49 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 (http://www.gov.uk/guidance/energy-efficiency-property-minimum-energy-efficiency-standard-guidance).	

Energy rating and score	
This property's energy rating is C. It has the potential to be C.	
See how to improve this property's energy efficiency.	

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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	

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