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39 Falcon Drive
Neath,
Neath Port Talbot,
SA11 3SG

39 Falcon Drive

Asking price £250,000

Occupying a prime elevated position and enjoying stunning panoramic views stretching as far as the Brecon Beacons, this charming three-bedroom detached family home offers a great opportunity to purchase within a sought-after area of Cimla, Neath.

Detached family home in a sought-after area of Cimla

Prime elevated position with panoramic views towards the Brecon Beacons

Available to purchase with no onward chain

Spacious layout with two reception rooms and large entrance hallway

Bright lounge with front and rear aspects and sliding patio doors

Two generous double bedrooms enjoying outstanding views and a third well proportioned single bedroom

Generous corner plot with front, side and rear gardens

Driveway off road parking plus detached single garage

Potential to extend (subject to planning permission)

Convenient for local amenities, shops and reputable schools





Enjoying a prime elevated position with breathtaking panoramic views reaching as far as the Brecon Beacons, this three-bedroom detached family home is set within a quiet and desirable area of Cimla, Neath. Occupying a generous corner plot with gardens, driveway parking and a detached garage, the property offers superb potential for modernisation and extension (subject to planning).

Lovingly owned by the same family for over forty years, the property is now available to the market with no ongoing chain and presents an ideal opportunity for a young or growing family. While in need of some modernisation, the home offers spacious and comfortable accommodation that would allow purchasers to carry out improvements gradually while living in residence.

The property occupies a generous corner plot with well-maintained front, side and rear gardens, a private driveway providing off-road parking for up to three vehicles, and a detached single garage. The plot also offers excellent scope for future extension or

development (subject to the relevant planning permissions).

Internally, the ground floor comprises a large and welcoming entrance hallway, two well-proportioned reception rooms, a fitted kitchen and a convenient cloakroom/WC. The main lounge is bright and inviting, filled with natural light from a large front window and sliding patio doors to the rear.

To the first floor, there are two generous double bedrooms – each benefitting from outstanding elevated views towards the Brecon Beacons – along

with a comfortable single bedroom, a shower room and a separate WC.

This delightful property combines a peaceful residential setting with excellent proximity to local amenities, shops and both primary and secondary schools. Offering exceptional potential and beautiful surroundings, it represents a rare opportunity to acquire a home with endless possibilities in a quiet yet popular residential area of Cimla.





Directions

For Satnav users SA11 3SG.

Tenure

Freehold

Services

All main services.

Council Tax Band D

EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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DynamicPDF® Real Estate EPC Evaluation (www.DynamicPDF.com)

Energy performance certificate (EPC)

39 Falcon Drive NEATH SA11 3SG	Energy rating C	Valid until 28 October 2016
Property type Detached house		
Total floor area 88 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-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.

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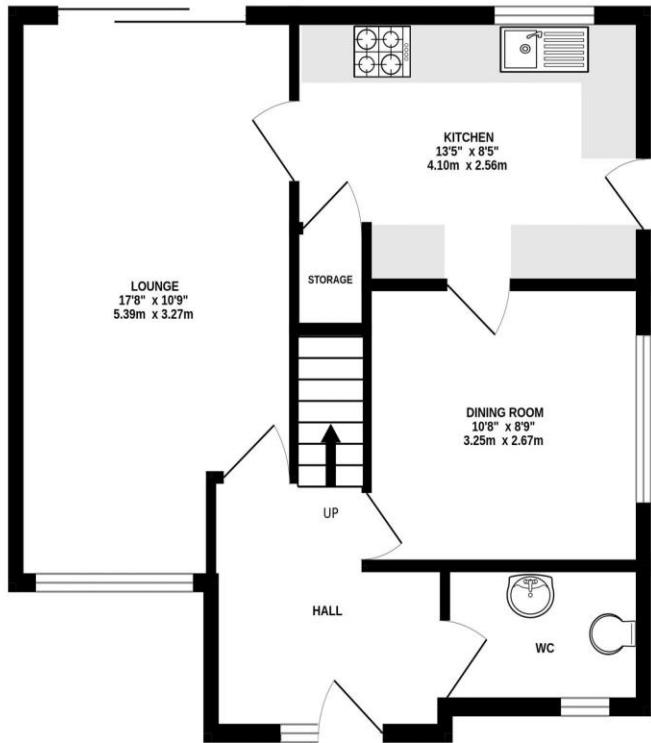
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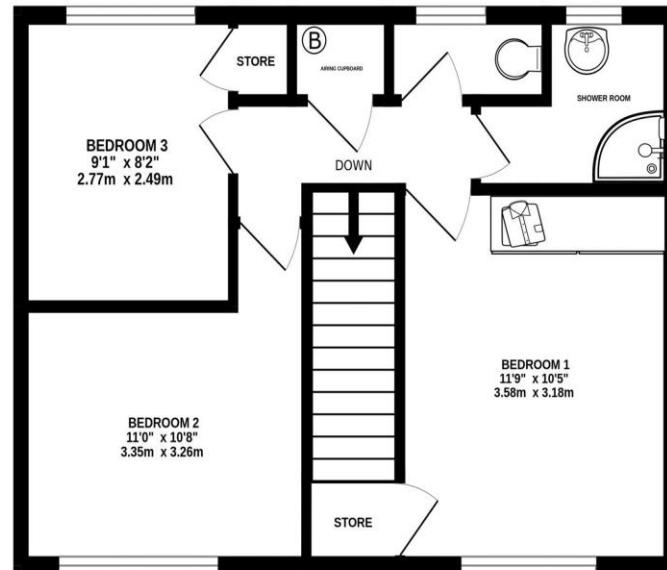
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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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