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10 Larch Close

Cimla,

Neath,

Neath Port Talbot,

SA11 3XE

10 Larch Close

O.I.E.O. £320,000

A very well presented four bedroom detached family home

Positioned at the head of a quiet cul-de-sac

Located on a popular residential development within Cimla

Within walking distance to well regarded schools and local amenities

Lovingly maintained by the current vendors

Contemporary fitted kitchen and bathroom

Immaculate low maintenance rear garden

Resin driveway off road parking

Integral garage

Large insulated stone built summerhouse with power supply, internet connection, bar and wood burner





CROESO

Nestled at the head of a quiet cul-de-sac within this popular development in Cimla, is this very attractive four bedroom detached family home. The property has been lovingly maintained by the current vendors who have created an impressive stone built summerhouse to the rear, currently used as a bar/lounge but lends itself to be used for a number of different purposes.

The property is entered via a side UPVC and glazed panel door into an entrance hallway, with laminate wood flooring and doorways leading to all of the ground floor accommodation. Accessed via wooden and glazed panel double doors is the large lounge, featuring a bow window to the front flooding the room with natural light. There is a focal feature electric fireplace to one wall and carpet laid to floor.

To the rear of the property is the impressive kitchen/diner, with modern glazed patio doors providing light, views and access into the rear garden and tile effect vinyl laid flooring.

The kitchen has been fitted with a matching range of contemporary black base and wall mounted units, with a complimenting granite worksurface over. It offers an abundance of storage drawers and cupboards, an integrated double oven with a five burner gas hob over, a stylish black extractor hood above the hob, integrated under counter fridge, a stainless steel sink unit with swan neck mixer spray tap and an integrated wine cooler.

Off the entrance hallway are a further two doors leading into the cloakroom, fitted with a low level WC and wash hand basin above the toilet cistern.

The remaining doorway off the hallway leads into a generous storage/utility area, with space for two appliances, space for fridge/freezer and currently houses a recently upgraded Worcester gas combination boiler. An integral door off the utility area leads into the integral garage.

To the first floor the landing gives access to all four bedrooms and the family bathroom. Each of the bedrooms benefit from fitted double wardrobes and windows enjoying views from each elevation.

The family bathroom has been fitted with a white three piece suite comprising; L shaped panel bath with shower over bath, low level WC and pedestal wash hand basin positioned below an obscure glazed window to the side. There is full height tiling to walls, a glazed shower screen over the bath and tile effect vinyl flooring laid.

Outside to the front of the property is a generous resin laid driveway, providing off road parking for two/three cars ahead of the garage. The garage has wooden double doors to the front for access and it fitted with an abundance of racking and further benefits from power supply. To the side of the property there is a useful log store area and a lean to storage space. Beautiful wrought iron railings and half height gate lead down the side of

the property to the rear garden, with a further half height gate for access. The good sized rear garden has a continuation of the same resin laid groundwork as the driveway, with a feature ornate star detail in the centre.

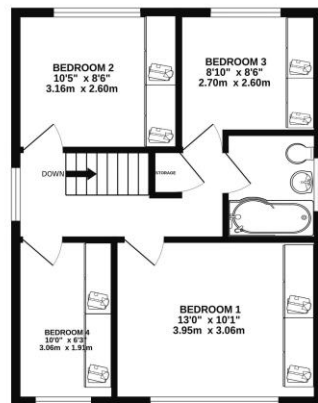
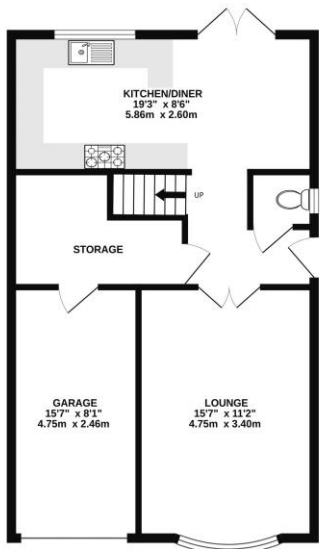
The garden as an array of mixed plants and shrubs with raised borders to one side and an outdoor heater/pizza oven positioned centrally within the paved patio area.

To the rear of the garden is the impressive solid structure summer house, fully insulated and benefits from power supply and internet connection. The vendors currently use the space for relaxing and have constructed a bar area and lounge space. On colder evenings, the summerhouse can still be enjoyed by using the fitted log burner for heating.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1070 sq.ft. (99.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.
Made with Metrage 5/2023

Directions

SAT NAV USERS SA11 3XE

Tenure

Freehold

Services

Water, Electric, Gas & Drainage

Council Tax Band D

EPC Rating D

Viewing strictly by appointment through
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Energy performance certificate (EPC)

CL Land One 30/04 SA11 3XE	Energy rating D	Valid until: 13 June 2033 Certificate number: 1001-10310-112-8064-1075
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Property type	Detached house
Total floor area	104 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 requirements and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/642426) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/642426).

Energy rating and score
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency](#)

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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.





