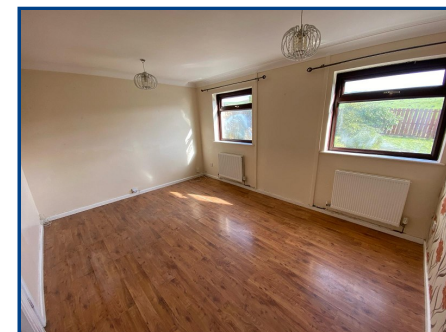
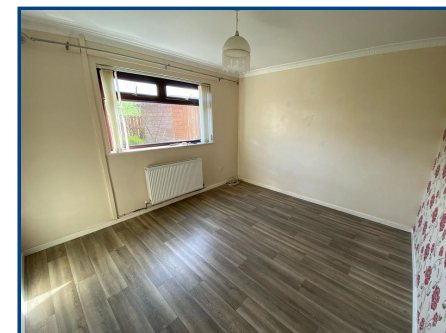
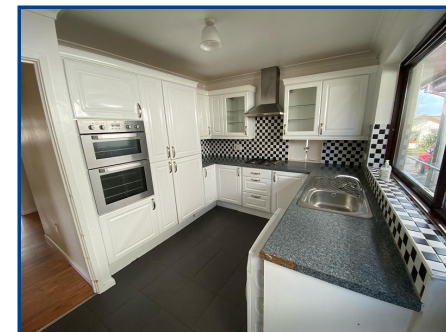


Total area: approx. 97.4 sq. metres (1048.8 sq. feet)

**Greenwood Drive
Cimla
Neath
Neath Port Talbot.**

Offers In Region Of **£240,000**



- DETACHED BUNGALOW
- 2/3 BEDROOMS
- 'L' SHAPED OPEN PLAN LOUNGE/DINER
- POPULAR AREA
- DRIVE
- LOW MAINTENANCE FRONT AND REAR GARDEN
- FANTASTIC VIEWS FROM THE REAR GARDEN

General Description

Fantastic low maintenance property!..
A great opportunity to purchase this detached, 2/3 bedroom bungalow situated in a sought after location of Cimla.

Call us now on 01639 646926 to book in a viewing!

EPC Rating: C69



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Property Description

A great opportunity to purchase this detached, 2/3 bedroom bungalow situated in the heart of Cimla. Ideal for somebody that requires downsizing or looking for a comfortable level ground property! Compromising of; Entrance to porch leading into a converted garage for either a bedroom or sitting room. 'L' shaped open plan lounge/diner, two double bedrooms, wet room and kitchen. Externally this property has a drive with a low maintenance frontage, side access leading to an enclosed low maintenance rear garden overlooking the grazing land behind. close to local amenities, schools and Neath Port Talbot college. Regular bus routes and train service. Fantastic links to the A465 and M4 corridor. This property has great potential to become a perfect home, viewing is highly recommended to appreciate.

Call us now on 01639 646926 to book in a viewing.

Porch (3' 10" x 5' 7") or (1.17m x 1.69m)
Entrance to porch, Window to front.

Sitting Room / Bedroom (20' 4" x 7' 11") or (6.20m x 2.42m)
Converted garage to a sitting room/ bedroom, window to the front, door to the rear, radiator.

L Shaped Lounge/Dining Room (15' 11" x 21' 5") or (4.86m x 6.54m)
Curved bay windows to front, gas fire place with feature stone wall. Wall mounted consumer unit, radiator, laminate flooring.

Inner Hallway (5' 10" x 10' 6") or (1.79m x 3.19m)
Access to loft, airing cupboard with wall mounted boiler unit, radiator, laminate flooring.

Wet Room (5' 9" x 3' 8") or (1.74m x 1.11m)
Frosted window to the side, walk in shower, hand basin, WC, extractor fan, radiator.

Bedroom 1 (10' 7" x 11' 9") or (3.22m x 3.59m)
Window to rear, radiator, laminate flooring.

Bedroom 2 (10' 7" x 14' 6") or (3.22m x 4.43m)
Windows to the rear, radiator, laminate flooring.

Kitchen (7' 7" x 11' 1") or (2.30m x 3.39m)
Window and door to the rear, range of wall and base fitted units. Integrated fridge, freezer, dishwasher, microwave, oven and hob with extractor fan above. Plumbing for washing machine, sink unit, radiator, tiled flooring.

External
Driveway with a low maintenance frontage, side access leading to a low maintenance rear garden, backs onto grazing fields.

Broadband and Mobile phone
Standard, Superfast and Ultrafast broadband available at this property. Good network coverage at this property.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
D

