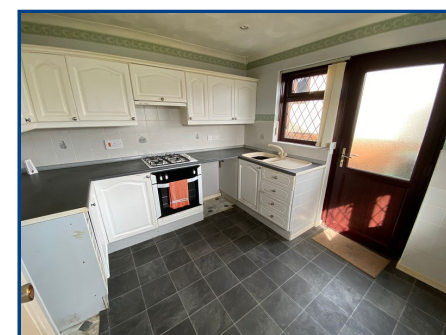


Total area: approx. 53.3 sq. metres (573.7 sq. feet)

**Aspen Way  
Cimla  
Neath  
Neath Port Talbot.**

Price **£140,000**



- SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- KITCHEN/DINER
- SOUGHT - AFTER LOCATION
- GARAGE WITH DRIVE
- LOW MAINTENANCE REAR GARDEN
- NO CHAIN

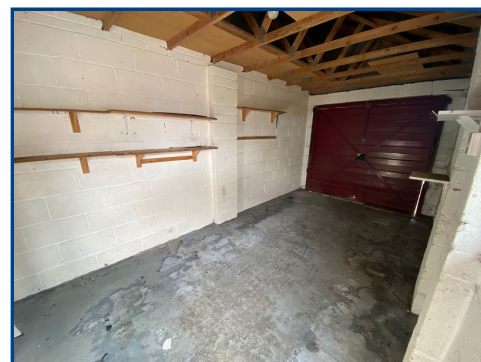
**General Description**

**IDEAL FIRST PURCHASE!...**

**We are proud to present to the market, this 2 bedroom semi detached bungalow. Set in a desirable location OF Cimla.**

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

**EPC Rating: D56**



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](mailto:surveys@ctf-uk.com).



## Aspen Way, Cimla, Neath, Neath Port Talbot.

### Property Description

We are proud to present to the market, this 2 bedroom semi detached bungalow. Set in a desirable location of Cimla. Property offers; Entrance to porch, kitchen/diner, lounge, 2 bedrooms and shower room to the ground floor. Externally this property offers a garage with off road parking, lawn frontage with side access to a low maintenance rear garden. Close to local amenities, supermarkets, schools, good links to the A465 & M4 corridor. Regular bus and train services. Viewing's are recommended to appreciate this property!  
Call us now to book in a viewing on 01639 646926!

**Porch (5' 0" x 3' 4") or (1.52m x 1.01m)**  
Entrance to porch, doors leading to;

**Kitchen/Diner (10' 10" x 10' 0") or (3.29m x 3.06m)**

Window to the front and side, patio door to the rear, range of wall and base fitted units, sink unit. Gas hob and oven with extractor fan above, wall mounted consumer unit, radiator, partially tiled walls.

**Lounge (13' 11" x 11' 10") or (4.24m x 3.61m)**  
Bay window to the front, radiator.

**Inner Hallway (6' 0" x 3' 2") or (1.82m x 0.96m)**  
Storage cupboard, airing cupboard, doors leading to;

## Aspen Way, Cimla, Neath, Neath Port Talbot.

**Bedroom 1 (9' 10" x 11' 11") or (3.00m x 3.64m)**  
window to the rear, wall mounted lights, fitted wardrobe unit, radiator.

**Bedroom 2 (6' 11" x 11' 6") or (2.12m x 3.50m)**  
Window to the rear, access to loft, radiator.

**Bathroom (5' 8" x 8' 4") or (1.73m x 2.55m)**  
Frosted window to the side, walk in shower, hand basin, WC, extractor fan, radiator.

**External**  
Garage with drive, low maintenance lawn frontage, side access leading to a enclosed rear garden.

### Agents Notes

Ground rent £120.00 per annum paid on two separate amounts of £60

### Broadband and Mobile phone

Excellent broadband speeds. Limited mobile network service.

### Services

Mains electricity, mains water, mains gas, mains drainage

### Tenure

Leasehold

### Council Tax

C

