



Total area: approx. 71.7 sq. metres (771.8 sq. feet)



**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**

12 Offices Across South Wales

**Heol Isaf
Neath
Neath Port Talbot.**

Price £180,000



- **DETACHED BUNGALOW**
- **3 BEDROOMS**
- **SOME MODERNISING REQUIRED**
- **CUL-DE-SAC LOCATION**
- **OFF ROAD PARKING**
- **QUIET LOCATION**
- **NO CHAIN**

General Description

QUIET CUL-DE-SAC LOCATION!

Detached 3 bedroom property, situated in Heol Isaf Cimla. Call us today to book your viewing.....

EPC Rating: D65

Viewing: **01639 646 926**

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

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

Important notice

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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.

Tel: 01639 646 926

Email: neath@ctf-uk.com

Web: www.ctf-uk.com

Property Description

QUIET CUL-DE-SAC LOCATION!

Detached 3 bedroom property, situated in Heol Isaf Cimla. Property offers; Entrance to hall, lounge, kitchen, bathroom & 3 bedrooms. Externally the property offers low maintenance frontage with spacious off road parking to the side & enclosed rear garden. The property does require some modernising throughout & benefits from gas central heating & double glazing. Cimla has many local amenities, shops, schools, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate property & location. Call us today to book your viewing.....

Entrance Hall (7' 08" x 4' 03") or (2.34m x 1.30m)

Entrance to hallway. Doors leading to.

Lounge (14' 11" x 10' 04") or (4.55m x 3.15m)

Window to the front, feature fire surround with inset electric fire. radiator.

Kitchen/Diner (14' 06" x 10' 00") or (4.42m x 3.05m)

Window to the front, a range of wall & base fitted units with work top over, sink unit, gas cooker with extractor fan above, plumbing for a washing machine, partially tiled walls, radiator.

Inner Hallway (8' 00" x 5' 08") or (2.44m x 1.73m)

Storage cupboard housing gas central heating boiler, attic entrance.

Family Bathroom (8' 03" x 6' 10") or (2.51m x 2.08m)

Frosted windows to the side, panelled bath, vanity hand basin, low-level WC, partially tiled walls, radiator.

Bedroom One (11' 11" x 9' 11") or (3.63m x 3.02m)

Window to the rear, radiator.

Bedroom Two (10' 00" x 9' 10") or (3.05m x 3.00m)

Window to the rear, radiator.

Bedroom Three (8' 10" x 7' 11") or (2.69m x 2.41m)

Window to the side, radiator.

External

Low maintenance frontage with spacious driveway to the side of the property. Enclosed lawn private rear garden, timber shed.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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