



## Cimla Road, £425,000

- Bay Windows & Functional Fireplaces
- Three Reception Rooms
- Four Bedrooms
- Sizeable Plot
- Driveway
- EPC Rating: D



4 2 2





## About the property

Available is this well presented four bedroom home in Neath, featuring three generous reception rooms, functional fireplaces all on a sizeable plot. The property is located conveniently for access to local schools and colleges as well as Neath town and the M4. Internal viewings are recommended.

## Accommodation

### Entrance Porch

Accessed via a composite door to the front, upvc window to side and fitted with wooden parquet flooring. Door to hallway.

### Hallway

Fitted with wooden parquet flooring, built in understair cupboard and doors to three reception rooms kitchen and access to stairs.

### Kitchen 10' 5" x 17' 2" Max ( 3.17m x 5.23m Max )

Fitted with matching style of wall and base units with work space over, kitchen island, sink with swivel mixer tap and waste disposal drain. Tiled splashback and flooring with integrated fridge freezer, dishwasher and space for a range cooker and cooker hood in the alcove. Two upvc windows to the side and one to the rear looking into conservatory. Door to inner hall allowing access to conservatory, cloakroom and utility.

### Utility Room 8' 5" x 4' 1" ( 2.57m x 1.24m )

Fitted with Tiled flooring, wall mounted gas combination boiler, space for fridge freezer, washing machine and tumble drier.

### Cloakroom

Fitted with tiled flooring, w.c, upvc window to side with obscured glass.





### **Conservatory 7' x 11' 5" ( 2.13m x 3.48m )**

Tiled flooring with upvc windows to rear and side and upvc double doors to the rear.

### **Lounge 16' Max x 12' 7" Max ( 4.88m Max x 3.84m Max )**

Fitted with carpets, functional log burner fireplace with slate base and floating wood mantel, upvc bay windows to front.

### **Living Room 18' x 11' 9" Max ( 5.49m x 3.58m Max )**

Fitted with carpets, upvc windows to front, tiled functional fireplace and wooden mantel piece.

### **Dining Room 13' 9" x 12' ( 4.19m x 3.66m )**

Fitted carpets and upvc window to rear.

### **Landing**

Fitted carpets on split level landing with upvc windows to front and side, doors to w.c., bathroom and four bedrooms.

### **W.C**

Fitted w.c with vinyl flooring, half paneled walls and window to side with obscured glass.

### **Bathroom**

Free standing bath with mixer tap, wash hand basin, half wood paneled walls, fitted vinyl flooring and window with obscured glass to side. Door to Shower room.

### **Shower Room**

Shower with glass doors, tiled wall and built in airing cupboard. Fitted vinyl flooring and upvc window to rear.

### **Bedroom 1 16' 8" Max x 13' 1" Max ( 5.08m Max x 3.99m Max )**

Upvc bay window to front, fitted carpet and tiled feature fireplace.

### **Bedroom 2 16' 2" Max x 12' Max ( 4.93m Max x 3.66m Max )**

Upvc bay window to front, fitted carpet and tiled feature fireplace.

### **Bedroom 3 16' 3" Max x 12' ( 4.95m Max x 3.66m )**

Upvc bay window to rear, wooden flooring and wood feature fireplace.

### **Bedroom 4 10' 6" Max x 7' 5" Max ( 3.20m Max x 2.26m Max )**

Fitted carpets, wood framed feature fireplace and a upvc window to rear.

## Floorplan



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