



Cimla Road, offers over £230,000

- Character Property
- No On Going Chain
- Oozing With Potential
- Sizable Plot
- Opportunity To Modernise
- EPC Rating: D



3 1 1



About the property

A sizable and incredibly desirable family home presenting the potential to modernise/extend* now available with no on going chain! Nestled onto a sizable plot with parking to the rear in the heart of the highly sought after, suburban area of Cimla, Neath! Boasting great links to Gnoll Country park, The Brecon Beacons National Park and Aberavon Seafront. With well renowned schools nearby including Gnoll and Crynallt Primary, Cefn Saeson Community Comprehensive and Neath College. Fantastic for commuters who need to access the M4 corridor, A465 or public transport.

The home is approached through a gated garden to the front with a further garden at the rear, both are laid with lawn with mature hedge lines and a driveway from Poplars Avenue. Internally, the property comprises of an entrance hallway, with stairs to the landing and doors through to an open plan lounge / study space, a dining room which leads through to a fitted kitchen. The first floor houses all three double bedrooms and the family bathroom split between separate w.c the bath and hand wash basin. Internal viewings are highly recommended to truly appreciate this lovely home!

*(subject to the relevant planning permissions)





Accommodation

Entrance Hallway

Lounge Area- 11' 4" Plus Bay Window x 13' (3.45m Plus Bay Window x 3.96m)

Study Area- 12' 5" x 10' 8" (3.78m x 3.25m)

Dining Area- 13' 1" Max x 11' 2" (3.99m Max x 3.40m)

Kitchen- 12' 3" x 8' (3.73m x 2.44m)

Landing

Bedroom One- 11' 6" Plus Bay Window x 13' (3.51m Plus Bay Window x 3.96m)

Bedroom Two- 13' 9" Max x 12' 6" Max (4.19m Max x 3.81m Max)

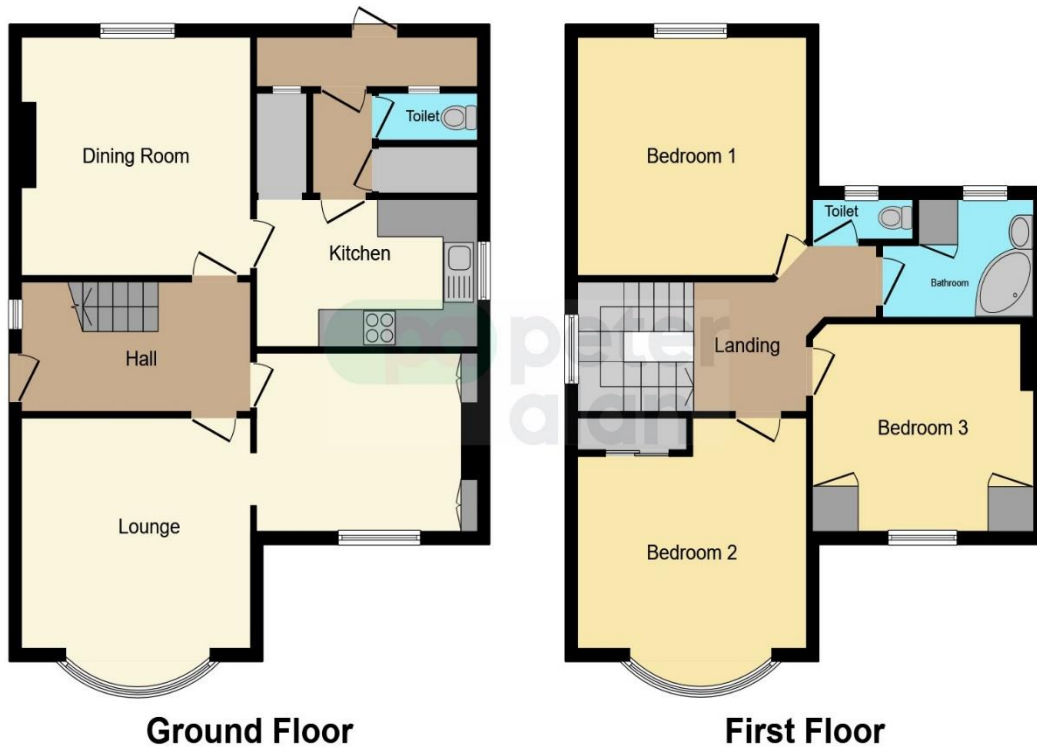
Bedroom Three- 11' 4" x 13' 1" (3.45m x 3.99m)

Bathroom

Front & Rear Gardens

Driveway To Rear

Floorplan



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