



Cimla Road

offers in the region of £170,000

- Renovation Opportunity
- Family Home
- Off Road Parking
- Sizeable Rear Garden
- Potential Loft Conversion / Fully Boarded & Carpeted
- EPC Rating: D



 3  1  3



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 off road parking, 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 driveway to the front with a further large garden at the rear, laid with lawn. Internally, the property comprises of an entrance hallway, two reception rooms, a kitchen, utility room and cloakroom with a w.c to the ground floor. The first floor features a landing with three bedrooms and a shower room! Further benefiting from original features throughout, along with bay windows to the front and the potential for a loft conversion which has already been fully boarded and carpeted! Internal viewings come highly recommended.





Accommodation

Downstairs Cloakroom

Lounge

14' 3" x 11' 1" (4.34m x 3.38m)

Dining Room

13' 5" into bay x 10' 5" (4.09m into bay x 3.17m)

Kitchen

14' 7" x 7' 2" (4.45m x 2.18m)

First Floor Landing

Bedroom One

14' 1" into bay x 10' 5" (4.29m into bay x 3.17m)

Bedroom Two

13' 3" x 11' 2" max (4.04m x 3.40m max)

Bedroom Three

12' 5" x 9' max (3.78m x 2.74m max)

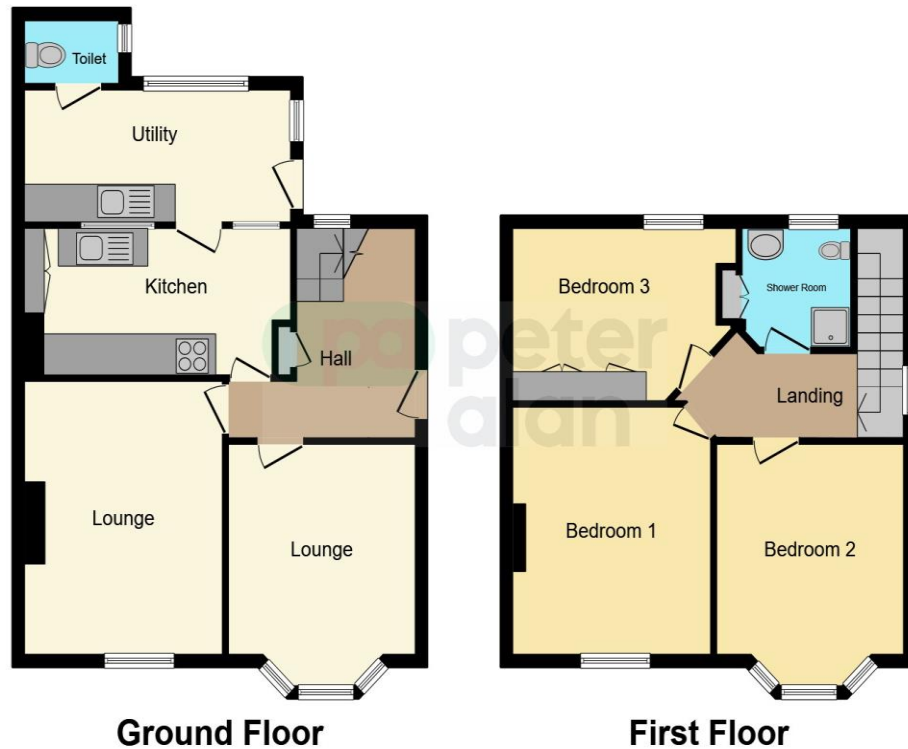
Shower Room

Outside

Front Garden

Rear Garden

Floorplan



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