

Payton  
Jewell  
Cairnes



Cimla Road, Cimla, Neath, Neath Port  
Talbot. SA11 3TT

Offers In Excess Of  
£475,000

 PAYTON  
JEWELL  
CAINES

# Cimla Road, Cimla, Neath, Neath Port Talbot. SA11 3TT

PJC welcome to the market this beautifully presented executive home offering spacious living accommodation over three levels. Situated in the desirable area of Cimla this would be an ideal purchase for a growing family. Offered with off road parking and low maintenance rear garden. EARLY VIEWING HIGHLY RECOMMENDED to appreciate what the property has to offer.

## Offers In Excess Of £475,000 - Freehold

- Six bedroom executive detached house
- Kitchen/diner
- Three bathrooms
- Enclosed rear garden
- Off road parking/garage



## DESCRIPTION

We are delighted to offer to the market this executive six bedroom detached property situated within a desirable area in Cimla. Property has much to offer for the larger family and is located within close proximity to local schools, shops and transport links. Property benefits from three bathrooms and a downstairs w.c.

Accommodation briefly comprises hallway, w.c. study/cloakroom, lounge, sun lounge, kitchen/diner and utility room to ground floor. Family bathroom, four bedrooms, ensuite and balcony area to first floor landing. Two bedrooms and family bathroom to second floor landing.

Externally there is off road parking to the front with shared driveway to the rear. Enclosed rear low maintenance garden.

## ENTRANCE

Accessed via part glazed composite front door leading into:

## HALLWAY

Skimmed ceiling and coved. Emulsioned skimmed walls. Radiator. Vinyl flooring. PVC double glazed front facing window with fitted roller blind. Staircase to first floor accommodation. Built in understair storage cupboard. Doors leading off.

## LOUNGE (18' 10" x 11' 7") or (5.73m x 3.53m)

Skimmed ceiling and coved. Emulsioned walls with papered accent wall. Radiator. Grey wood effect laminate flooring. Front facing PVCu double glazed window with fitted roller blind. Built in feature electric fire with built in tv media point above. Glazed wooden double doors leading into:

## SUN LOUNGE (22' 10" x 8' 10") or (6.97m x 2.69m)

Skimmed ceiling. Inset spotlights. Emulsioned walls with accent papered wall. Radiator. Ceramic floor tiles. Wrap around PVCu double glazed windows and two sliding PVCu double glazed doors.

## W.C. (5' 1" x 3' 9") or (1.56m x 1.14m)

Skimmed ceiling. Inset spotlights. Extractor fan. Half papered half ceramic wall tiles. Ceramic floor tiles. Front facing PVCu double glazed window with fitted roman blind. Chrome wall mounted heated towel rail. Room is fitted with a two piece suite comprising built in w.c. and wall mounted wash hand basin with chrome hot and cold mixer tap.

## DOWNSTAIRS STUDY/CLOAKROOM (10' 11" x 7' 3") or (3.33m x 2.22m)

Skimmed ceiling and coved. Emulsioned walls. Radiator. Grey wood effect laminate floor. Front facing PVCu double glazed window with fitted roller blind.



## L-SHAPED KITCHEN / DINER (20' 3" x 15' 4") or (6.18m x 4.68m)

\*6.18 at its longest point

Skimmed ceiling and coved. Inset spotlights. Emulsioned walls. Two radiators. Ceramic floor tiles. Rear facing PVCu double glazed window with fitted roller blind. Kitchen is fitted with a range of gloss wall and base units with black granite workstops. Built in stainless steel one and a half sink and drainer with chrome hot and cold mixertap. Built in five ring gas stainless steel glass hob with overhead extractor hood. Built in electric oven and microwave. Integrated appliances: fridge freezer, dishwasher and drinks cooler. Dining area has glazed wooden double doors leading into sun lounge.

## UTILITY ROOM (6' 11" x 4' 11") or (2.12m x 1.50m)

Skimmed ceiling. Flush light. Emulsioned walls. Ceramic floor tiles. Chrome wall mounted heated towel rail. Fitted with cream gloss base units with complementary laminate worktops. Stainless steel sink and drainer with chrome hot and cold mixer tap. Under counter space for two appliances. Wall mounted gas boiler. Part glazed PVCu door leading to side and rear garden.

## FIRST FLOOR LANDING

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted roller blind. Staircase to second floor accommodation. Built in storage cupboard housing the water tank. Doors leading off.

## BEDROOM 1 (14' 2" x 10' 3") or (4.31m x 3.12m)

Skimmed ceiling. Emulsioned walls with one papered accent wall. Radiator. Fitted carpet. PVCu double glazed french doors leading out to:

## BALCONY AREA

Wooden decking. Wooden balustrade. Beautiful views over the garden.

## EN SUITE (9' 5" x 5' 5") or (2.86m x 1.65m)

Skimmed ceiling. Inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Chrome heated wall mounted towel rail. Front facing frosted PVCu double glazed window. Room is fitted with a four piece suite comprising built in w.c. wall mounted vanity wash hand basin with chrome hot and cold mixertap, bath with chrome hot and cold mixertap and shower head attachment, corner shower cubicle with sliding doors and chrome shower head.

## BEDROOM 4 (13' 1" x 10' 8") or (4.0m x 3.25m)

Skimmed ceiling. Loft access hatch. Emulsioned walls with one papered accent wall. Radiator. Grey wood effect laminate flooring. Rear facing PVCu double glazed window with fitted roller blind.

## BEDROOM 5/STUDY (10' 8" x 6' 11") or (3.24m x 2.10m)

Skimmed ceiling. Emulsioned walls with one papered accent wall. Radiator. Grey wood effect laminate flooring. Front facing PVCu double glazed window with fitted roller blind.



## **BEDROOM 6/DRESSING ROOM (11' 10" x 8' 4") or (3.61m x 2.53m)**

Skimmed ceiling. Emulsioned walls. Radiator. Grey wood effect laminate flooring. Front facing PVCu double glazed window with fitted roller blind.

## **FAMILY BATHROOM (9' 9" x 7' 6") or (2.96m x 2.28m)**

Skimmed ceiling. Inset spotlights. Floor to ceiling ceramic wall tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. Side facing frosted PVCu double glazed window. Room is fitted with a four piece suite comprising built in w.c. wall mounted vanity wash hand basin with chrome hot and cold mixertap, bath with chrome hot and cold mixertap and showerhead attachment, corner shower with glass sliding doors and chrome shower head.

## **SECOND FLOOR LANDING**

Skimmed ceiling. Emulsioned walls with papered accent wall. Fitted carpet. Velux window. Doors leading off.

## **BEDROOM 2 (15' 1" x 10' 6") or (4.61m x 3.21m)**

Skimmed ceiling. Emulsioned walls with papered accent wall. Radiator. White wood effect laminate flooring. Front facing PVCu double glazed window with fitted roller blind.

## **BEDROOM 3 (15' 1" x 11' 10") or (4.60m x 3.60m)**

Skimmed ceiling. Emulsioned walls with papered accent wall. Radiator. Wood effect laminate flooring. Front facing PVCu double glazed window with fitted roller blind. Rear facing velux window.

## **FAMILY BATHROOM 2 (8' 0" x 4' 3") or (2.44m x 1.29m)**

Skimmed ceiling. Inset spotlights. Extractor fan. Velux window. Part emulsioned part ceramic wall tiles. Ceramic floor tiles. Wall mounted chrome heated towel rail. Room is fitted with a three piece suite comprising w.c. wall mounted vanity wash hand basin with chrome hot and cold mixertap, corner shower with glass sliding doors and chrome shower head.

## **OUTSIDE**

The front is bounded by wood fence and wall. Shared tarmac driveway leading to rear garage. Off road parking to the front.

Side access gate giving access to the front.


The rear is bounded on three sides by wood fencing. Low maintenance garden. Sun terrace with stone pavers. Feature astro turf area. Fenced in play area. Second sun terrace with pergola and courtesy door into single garage.

## **NOTES**

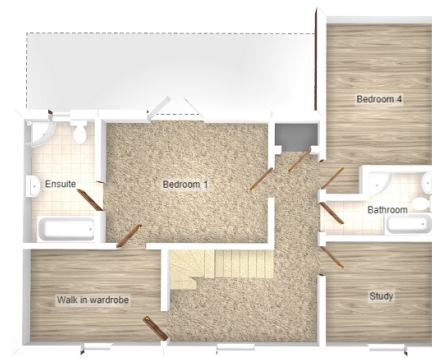
We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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