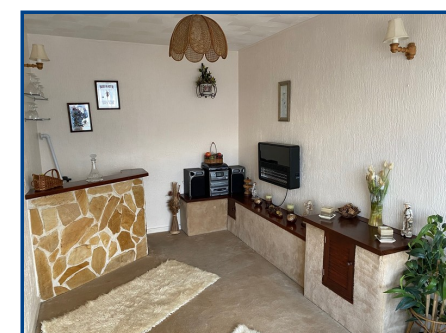


**Falcon Drive
Cimla
Neath
Neath Port Talbot.**

Price £185,000



- SEMI DETACHED PROPERTY
- LOUNGE
- SITTING ROOM
- KITCHEN
- MODERNISING REQUIRED THROUGHOUT
- OFF ROAD PARKING TO THE FRONT
- ENCLOSED PRIVATE REAR GARDEN
- SURROUNDED BY EXTENSIVE VIEWS
- IDEAL FIRST PURCHASE / DOWNSIZE TO

General Description

Beautiful Location!
Ideal First Purchase / Downsize To
Call us today to schedule your viewing appointment.....



Viewing: **01639 646 926**

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

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

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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

Presenting a well-presented three-bedroom semi-detached property for sale in the highly sought-after area of Cimla, Neath. This appealing home offers an excellent balance of space and potential, perfectly suited for families or those seeking a property with scope to make their own mark, as modernisation is required throughout.

Step inside to find a generous living arrangement, including three spacious bedrooms and a first-floor shower room. The home enjoys bright, airy rooms and an inviting atmosphere, with great opportunity to update to suit personal taste. To the front, off-road parking provides convenience and peace of mind, while the private rear garden is ideal for relaxing or entertaining—benefiting from beautiful, extensive views across the surrounding landscape. Situated in the popular residential area of Cimla, the property is perfectly positioned for enjoying both the peaceful atmosphere and access to local amenities. Cimla itself boasts reputable schools, parks, and a strong

sense of community, making it a firmly established favourite for families. Just a short distance away, Neath town centre offers a wide variety of shops, cafes, and restaurants. For outdoor enthusiasts, the nearby Gnoll Country Park provides acres of parkland, woodlands, lakes, and walking trails.

Great transport links connect you quickly to Swansea, Port Talbot, and the picturesque South Wales coastline, ensuring easy access for commuters and days out.

This well-located and promising property is ready to be transformed into a wonderful home. Early viewing is highly recommended to fully appreciate the setting and the opportunities on offer—enquire today to arrange your visit.

Entrance to Sitting Room (16' 0" x 8' 01") or (4.88m x 2.46m)

Window to the front, wall mounted electric fire, built in bar area & sideboard. Storage cupboard housing gas meter.

Lounge (14' 0" x 10' 10") or (4.27m x 3.30m)

Window to the front, brick feature fireplace with inset electric fire. Laminated flooring. Staircase leading to the 1st floor, radiator. Opening to.

Dining Area (10' 11" x 8' 06") or (3.33m x 2.59m)

Patio doors opening to the rear garden. Laminated flooring, radiator.

Kitchen (11' 04" x 8' 01" x 3' 11") or (3.45m x 2.46m x 1.19m)

Window to the rear, wall & base fitted units, gas & electric cooker point. Plumbing for a washing machine, sink unit, storage cupboard. Space for a fridge freezer, beams to ceiling, radiator.

First Floor Accommodation (8' 11" x 8' 02") or (2.72m x 2.49m)

Landing area, storage cupboard with gas central heating boiler. Attic entrance with ladder access. Doors leading to.

Bedroom 1 (14' 00" x 10' 11" x 10' 10") or (4.27m x 3.33m x 3.30m)

Window to the front, radiator.

Bedroom 2 (9' 03" x 8' 07") or (2.82m x 2.62m)

Window to the rear, built in wardrobe, radiator.

Bedroom 3 (8' 01" x 7' 08") or (2.46m x 2.34m)

Window to the front, radiator.

External

Paved driveway to the front, with loose stone area. Side gated access to the rear garden. Enclosed rear garden with hedge, lawn & loose stone. Paved seating area to enjoy the beautiful views. outbuilding.

Services

Mains drainage, mains gas, mains water, mains electricity

Council Tax

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