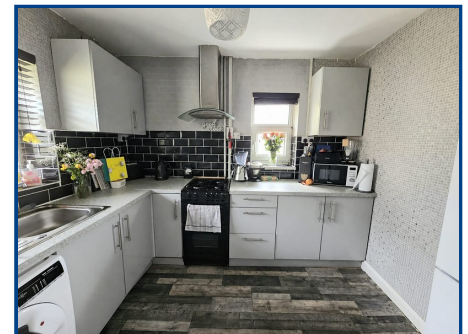


**Lime Grove
Neath
Neath Port Talbot.**

Price **£85,000**



- Ideal investment opportunity with strong rental potential
- Two-bedroom first floor flat
- Spacious lounge/dining area
- Private side garden
- Popular Cimla location with excellent local amenities
- Close to well-regarded schools and transport links



General Description

An excellent investment opportunity, this two-bedroom first floor flat is ideally situated in the sought-after area of Cimla on Lime Grove. Offering strong rental potential and convenient access to local amenities and schools, the property is perfectly suited to investors as well as first-time buyers.

EPC Rating: C76

Lime Grove, Neath, Neath Port Talbot.

Property Description

A well-presented two-bedroom first floor flat situated in the popular residential area of Cimla, located on Lime Grove. This property offers an excellent opportunity for investors, first-time buyers or those looking to downsize. The accommodation briefly comprises a spacious lounge/dining area, providing a comfortable and versatile living space, a fitted kitchen, two bedrooms, and a bathroom. Externally, the property benefits from its own private garden area to the side, ideal for outdoor relaxation or light gardening. Cimla is a highly sought-after location, known for its convenient access to local shops, amenities, and well-regarded schools, making it an ideal setting for families and professionals. Early viewing is highly recommended to fully appreciate what this property has to offer.

Entrance Hall (0' 3" x 0' 4") or (0.08m x 0.09m)

Entrance on side. UPVC door leading to entrance hallway. Stairs leading to

Landing Area (9' 0" x 6' 7") or (2.74m x 2.01m)

Spacious landing area, access to loft, doors leading to

Lounge (13' 0" x 10' 11") or (3.95m x 3.33m)

Window to the front, tiled feature breast wall with electric fire, radiator.

Dining Area (9' 11" x 7' 2") or (3.02m x 2.18m)

Window to front.

Kitchen (9' 10" x 9' 5") or (2.99m x 2.86m)

Window to the rear, window to the side. A range of wall & base fitted units with work top over, sink unit. Gas hob, oven & extractor fan above, tiled for splash back, vinyl flooring and radiator.

Bedroom 1 (13' 0" x 9' 5") or (3.95m x 2.88m)

Window to front, storage cupboard, radiator.

Bedroom 2 (13' 0" x 10' 10") or (3.97m x 3.31m)

Window to rear, storage cupboard where boiler is located, radiator.

Bathroom (6' 10" x 6' 6") or (2.08m x 1.99m)

Floor to ceiling tiled, frosted window to the rear, low level w/c and hand basin with vanity unit. Panelled bath, radiator.

External

Path leading to stairs, leading to entrance, parking space to the front, grass lawn garden to the side and outbuilding.

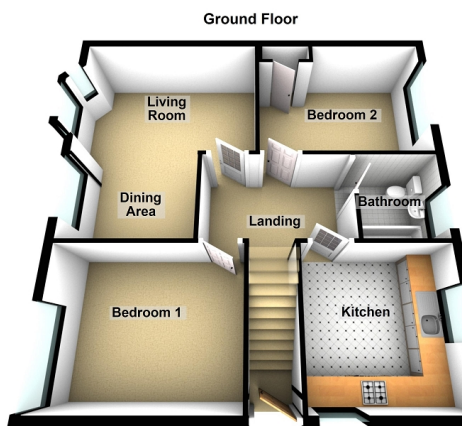
Services

Tenure

Leasehold

Council Tax

A



Important notice

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Professional Services

Our 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.