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8 Cimla Road  
Neath,  
Neath Port Talbot,  
SA11 3PW

Asking price **£295,000**

A substantial and characterful five-bedroom mid-link period property positioned at the highly convenient lower end of Cimla and enjoying easy, level access to Neath town centre, local schools, transport links, and everyday amenities. This impressive home offers generous and flexible accommodation arranged over three floors, making it ideal for growing families, professionals working from home, or buyers seeking a period property with adaptable living space..

Five double bedrooms

Two reception rooms

Period features

Walking distance into Neath Town Centre

Enclosed rear garden

Two bathrooms





The property is approached via a gated entrance leading into an enclosed front garden, laid mainly to lawn with a paved pathway guiding you to a welcoming porch and front door.

Upon entering, the entrance hallway immediately showcases the home's character, featuring solid wood flooring and retained original period features. The hallway provides access to the front reception room, rear reception room, and kitchen, with a solid staircase rising to the upper floors. A useful under-stairs storage cupboard is also located here.

The front reception room is a bright and elegant space, benefiting from a beautiful bay window fitted with shutter blinds. Original features continue with ornate coving and a central feature fireplace, creating an attractive focal point. The room retains the solid wood flooring and is heated by a single radiator.

The second reception room, fitted with carpet, offers excellent versatility and direct access to the rear garden via UPVC patio doors. This space could be utilised as a second sitting room, dining room, home office, or playroom.

The kitchen, accessed from the hallway and positioned to the rear of the property, is fitted with matching oak base and wall units and tiled flooring throughout. The kitchen offers generous space, a ceramic sink with stainless steel tap, and room for freestanding appliances. Natural light is provided by a UPVC double-glazed window overlooking the rear garden, with additional access via a UPVC patio door.

Leading off the kitchen is a utility room, offering further storage and space for appliances. The combination boiler is housed here, and the room benefits from two UPVC double-glazed windows overlooking the garden. A convenient downstairs WC with hand basin is also located here, with the tiled flooring continuing through.

#### First Floor

The first floor is uniquely arranged and split into two sections.

To one side is the master bedroom, bedroom two, and the family bathroom.

The master bedroom is a spacious double located to the front, filled with natural light from a UPVC sash window and finished with carpet. Bedroom two is another generous double, also carpeted, with a large UPVC double-glazed window to the side.

The family bathroom comprises a four-piece suite including bath, separate shower, hand basin, and WC. The room is fully tiled from floor to ceiling and benefits from natural light via two frosted UPVC windows—one to the front and one to the rear—along with a vertical radiator.

The second section of the first floor offers bedroom three, a shower room, and an additional space ideal for a home office or reading area. Bedroom three is a further spacious double, located to the rear with carpet, radiator, and a UPVC double-glazed window overlooking the garden. The shower room is fitted with a shower enclosure, hand basin with storage, WC, and a UPVC double-glazed window to the side.

#### Second Floor

The second floor is accessed via a carpeted staircase and landing, with a Velux window providing natural light.

Bedroom four is a double bedroom set within the loft, fitted with carpet, two Velux windows, and a radiator.

Bedroom five, also a double, offers flexibility as a guest room or ideal home office. This room benefits from two sash windows—one to the front and one to the side—and a radiator.

#### Rear Garden

The rear garden is accessible from both the kitchen and the second reception room. This enclosed and inviting outdoor space features a paved courtyard and patio area, with a lawned section beyond. High brick walls provide privacy, and a wooden gate offers convenient access to the rear lane.





## Directions

For Satnav users SA11 3PW

## Tenure

Freehold

## Services

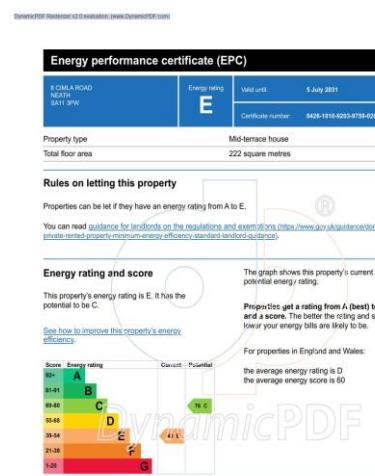
All main services.

Council Tax Band D

EPC Rating E

Viewing strictly by appointment through Herbert R Thomas

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