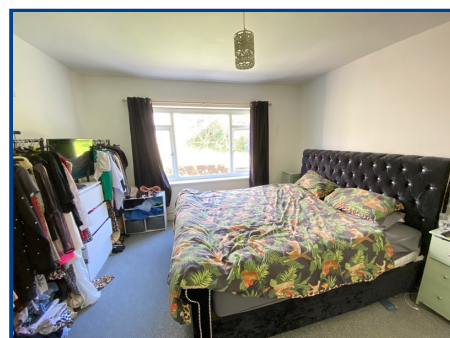
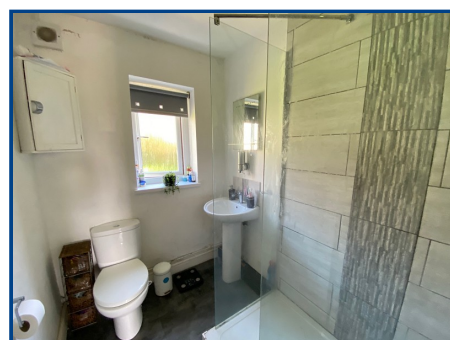


**Lime Grove
Neath
Neath Port Talbot.**

Price **£87,000**



- **GROUND FLOOR FLAT**
- **2 BEDROOMS**
- **LOUNGE**
- **KITCHEN**
- **OFF ROAD PARKING TO THE FRONT**
- **GARDEN TO THE FRONT, SIDE & REAR**
- **RECENTLY FITTED EWI RENDERING**
- **IDEAL FIRST PURCHASE / INVESTMENT OPPORTUNITY**



General Description

Ground Floor 2 Bedroom Flat!

Situated in Lime Grove Cimla. Well presented throughout & looking for a new owner. Interested? Call us today to book your viewing.....

EPC Rating: D59

Property Description

Nestled in the sought-after community of Cimla, Neath, this well-presented ground floor flat offers an excellent opportunity for those seeking comfort and convenience in a welcoming neighbourhood. Featuring two generously sized bedrooms, this inviting home benefits from a modern shower room and has been recently enhanced with stylish EWI rendering, giving a fresh, contemporary finish both inside and out.

To the front, there is off-road parking for your convenience, complemented by beautifully maintained gardens to the front, side, and rear. From the front of the property, take in the picturesque views across the rolling valley—a tranquil outlook that adds a touch of countryside serenity while being close to all local amenities.

The location in Cimla is ideal, providing a range of nearby points of interest. Just a short distance away lies Gnoll Country Park, perfect for scenic walks, family outings, and outdoor pursuits. The thriving town centre of Neath offers a selection of independent shops, welcoming cafés, and essential services. For commuters, there are excellent transport links via Neath railway station and easy road access to the M4, making Swansea and Cardiff within easy reach.

This ground floor flat strikes a fine balance between peaceful living and easy access to everything you need. Tastefully maintained throughout, it's ready for its next owners to simply move in and start enjoying the lifestyle on offer.

Viewings are highly recommended—get in touch today to arrange your visit.

Entrance Hall (12' 10" x 5' 04" x 3' 4") or (3.91m x 1.63m x 1.02m)

Entrance to hallway, frosted window to the front. Doors leading to.

Lounge (13' 11" x 12' 11") or (4.24m x 3.94m)

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

Kitchen (9' 09" x 9' 07") or (2.97m x 2.92m)

Window & door opening to the rear garden. Window to the side. A range of wall & base fitted units with work top over, sink unit. Electric hob, oven & extractor fan above, tiled for splash back.

Inner Hall (9' 05" x 2' 11") or (2.87m x 0.89m)

Doors leading to.

Bedroom 1 (13' 01" x 12' 02") or (3.99m x 3.71m)

Window to the rear, storage cupboard, radiator.

Bedroom 2 (12' 10" x 9' 07") or (3.91m x 2.92m)

Window to the front, radiator.

Shower Room & WC (9' 09" x 5' 04") or (2.97m x 1.63m)

Frosted window to the rear, shower cubicle, low-level WC, hand basin, partially tiled walls, heated towel rail.

External

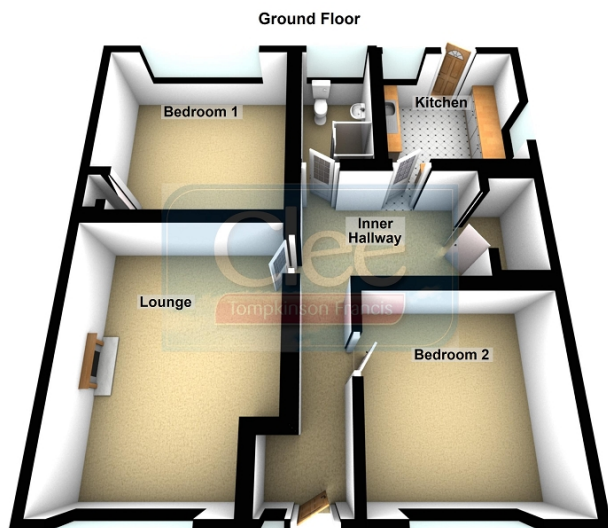
Off road parking to the front, with side lawn garden leading to outbuilding & access to the rear. Enclosed lawn garden.

Tenure

Leasehold

Council Tax

A



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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.