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6 Hornbeam Close

Cimla,

Neath,

Neath Port Talbot,

SA11 3XA

6 Hornbeam Close

Asking price

Offers In the region of
£320,000

A beautifully presented four-bedroom detached family home, tucked away in a quiet cul-de-sac on a sought-after residential development in Cimla.

Four-bedroom detached family home in a quiet Cimla cul-de-sac

Available to purchase with no ongoing chain

Stylish composite front door and modern UPVC double glazing throughout

Bespoke solid oak staircase with recessed seating area in the hallway

Three versatile reception rooms, including a recently converted snug/playroom/home office

Contemporary high-gloss kitchen with integrated appliances and range-style cooker

Three double bedrooms with fitted wardrobes plus a spacious single bedroom

Recently laid resin driveway providing off-road parking for 3/4 vehicles

Immaculately landscaped rear garden





A beautifully presented four bedroom detached family home, positioned within a quiet cul-de-sac on a popular residential development within Cimla. The property would make an ideal purchase for a growing family and can be available to purchase with no ongoing chain.

The property benefits from modern UPVC double glazing throughout, with an attractive composite front door for entry. The hallway has been laid with practical laminate wood flooring and features a bespoke solid oak staircase, with a recessed seating area beneath. The hallway gives access to three reception rooms, the kitchen and a useful ground floor cloakroom.

The front reception room (previously an integral garage) has been recently converted to create a snug living area, offering a versatile space to use as a child's play space, ground floor bedroom or just a cosy living space to enjoy in the cooler seasons. It offers a large double glazed window to the front and fitted carpet flooring. To the rear of the hallway are the two larger reception rooms, one is a generous lounge area featuring fitted carpet flooring, wall mounted contemporary electric fire and UPVC double glazed patio doors, flanked by windows at the rear providing light, access and views into the garden. The room has an archway that leads seamlessly through to the dining area, providing ample space to house a large table and chairs. The dining space has a continuation of the same fitted carpet as the lounge and benefits from a large window to the rear.

The kitchen has been fitted with a matching range of contemporary white high gloss base, larder and wall mounted units, with a dark marble effect laminated worksurface over. The kitchen offers an abundance of storage space and comes complete with integrated appliances to include; dishwasher, fridge/freezer, washing machine and dishwasher. It benefits from a large free standing 'Range' style

cooker with gas hobs, a stainless steel sink unit positioned below the front aspect window and a door to the side of the room providing convenient access outside.

To the first floor the landing gives access to four bedrooms, the shared family shower room and a useful airing storage cupboard. Three out of the four bedrooms are good sized double bedrooms, all benefitting from fitted carpet flooring, large double glazed windows and fitted wardrobe storage. The fourth bedroom is a larger than average single bedroom with fitted carpet flooring and a large window to the front aspect. All the rooms share the use of the family shower room. It has been fully tiled throughout and is fitted with a walk in double shower cubicle, a vanity wash hand basin with cupboard storage below and a low level WC. There is an obscure glazed window the side.

Externally the front of the property benefits from a recently laid resin driveway, allowing for off road parking for three/four vehicles with convenient drop curb access. The property has tall wooden gates to both sides allowing for access into the enclosed rear garden.

The rear garden has been beautifully landscaped and offers three main areas to enjoy. There is a generous paved patio area that wraps around first raised tiered section of garden. In the far corner of the patio area is a timber shed, ideal for offering garden storage. The first tiered area is mainly laid to artificial grass and is complimented with raised borders to two sides, planted with a wonderful array of mixed plants and flowers. The second tiered area beyond the first is a level raised decking area, offering a secluded and elevated space to enjoy the garden.





Directions

For Satnav users SA11 3XA.

Tenure

Freehold

Services

All main services.
Council Tax Band D
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

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Energy performance certificate (EPC)

6 Hornbeam Close Grove NEATH SA11 3XA	Energy label: C	Valid until: 14 February 2036	Creation method:
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Property type: Detached house
Total floor area: 129 square metres

Rules on letting this property

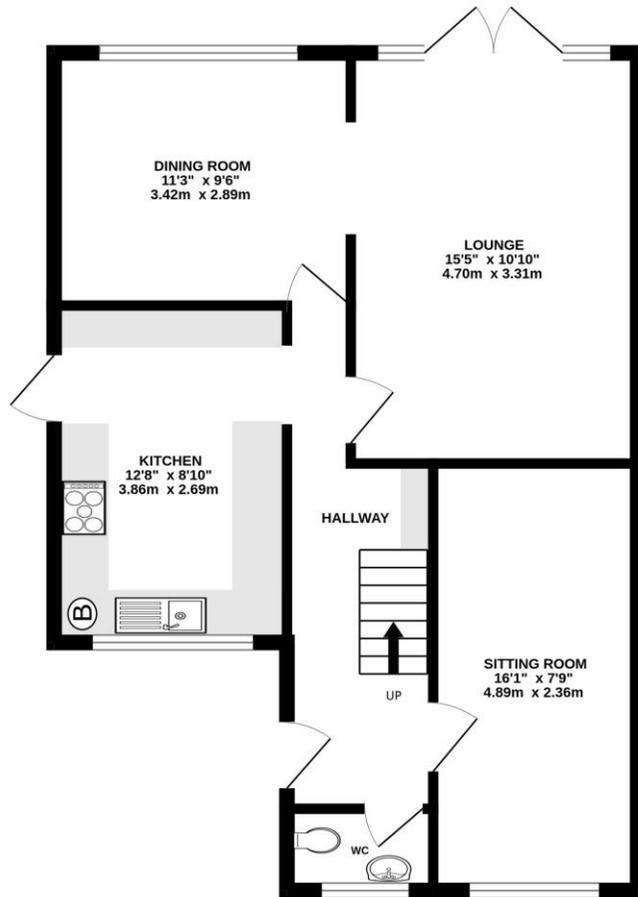
Properties can be let if they have an energy rating from A to E.
[You can read guidance for landlords on the requirements and exemptions \(https://www.gov.uk/guidance/energy-ratings-on-the-requirements-and-exemptions\)](https://www.gov.uk/guidance/energy-ratings-for-landlords-on-the-requirements-and-exemptions)

Energy rating and score

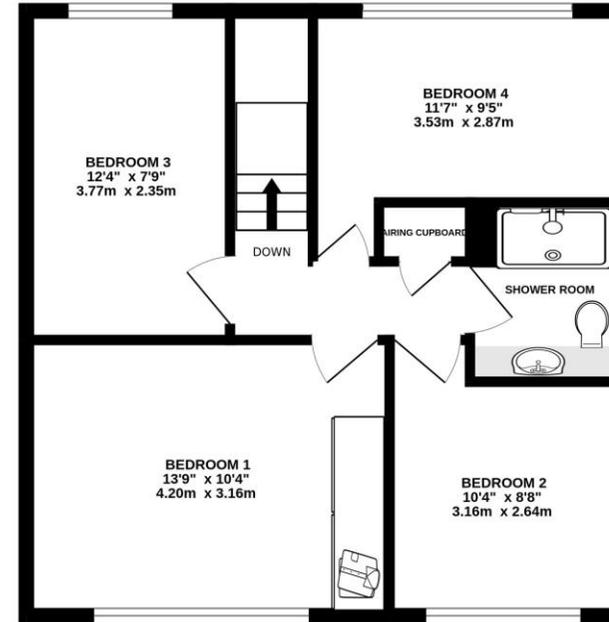
This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency](#)



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 1121 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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