

144 Cimla Crescent, Neath, SA11 3PF

Price £260,000

Nestled in one of the area's most desirable locations, this enchanting traditional three-bedroom home enjoys a picture-perfect setting, with beautifully landscaped gardens that flow seamlessly into the scenery of woodland and over the Gnoll Country Park. Inside, light-filled reception rooms offer space for both relaxation and entertaining, while the kitchen over-looks the beautiful garden. Upstairs, three good sized bedrooms and a family bathroom create a cosy and welcoming retreat. Outside, the lovingly maintained gardens burst with colour and tranquillity, providing your own private sanctuary, while the driveway offers both convenience and curb appeal. A rare opportunity to enjoy nature on your doorstep without compromising on comfort, style, or location.

Main dwelling

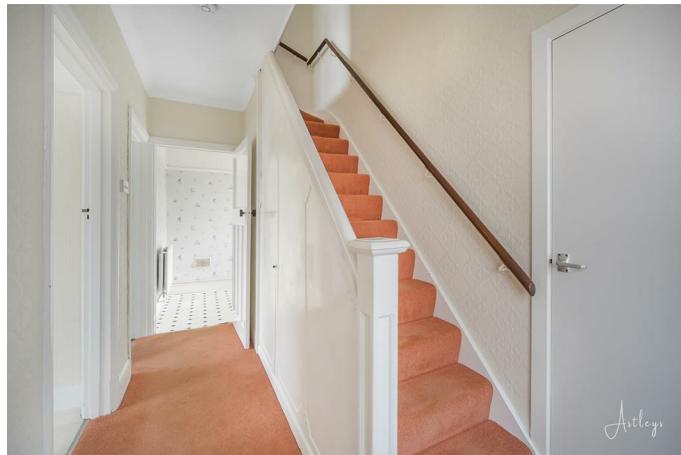


Hallway



Enter through PVC door into:

Entrance hallway 13'3" x 6'0" (4.06 x 1.84)



Lounge 10'11" x 12'11" (3.33 x 3.96)



Spacious lounge with gas fire (not tested), picture rail, radiator and large bay window to front.

With radiator, window to side and stairs to first floor.

Lounge



Dining room



Dining room 9'5" x 10'9" (2.88 x 3.30)



Kitchen 7'2" x 15'4" (2.20 x 4.68)



With picture rail, radiator and window to front.

Fitted with base and wall units in light grey with coordinating work surfaces to include, stainless steel sink and drainer, space for washing machine, cushioned flooring, two storage cupboards, walk in pantry, window to rear, radiator and PVC door to rear garden.

Kitchen



Kitchen view



Cloakroom 3'11" x 2'3" (1.21 x 0.71)



With low level wc, sink with tiled splash back, cushioned flooring and window to side.

Landing



Landing



Bedroom one 10'11" x 12'10" (3.35 x 3.93)



Double bedroom with picture rail, radiator, alcoves and bay window to front.

Bedroom one



Bedroom two 9'4" x 10'10" (2.87 x 3.31)



Double bedroom with fitted wardrobes, radiator, picture rail, window to front.

Bedroom two



Bedroom three 8'10" x 7'3" (2.70 x 2.22)



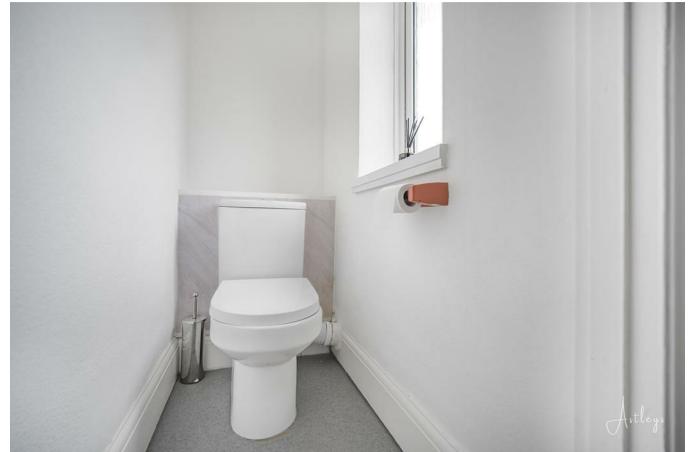
With attic hatch, radiator, cupboard housing water tank and window to rear.

Bathroom 5'1" x 8'7" (1.57 x 2.64)



Fitted with two piece suite to include walk in shower, pedestal wash hand basin, respetex walls, radiator and cushioned flooring.

WC 2'5" x 4'9" (0.76 x 1.47)



With low level wc, cushioned flooring and window to side.

Rear garden



A beautifully enclosed rear garden, predominantly laid to lawn and enhanced by a patio seating area, storage shed/outhouse with wall mounted gas boiler, established trees and mature shrubs, with the rare advantage of backing directly onto the scenic Gnoll Country Park.

Rear garden



Front garden



Rear patio



Drone



Driveway



Services

Conservation Area

No

Flood Risk

River : Very low

Seas : Very low

Floor Area

0 ft 2 / 0 m 2

Plot size

0.11 acres

Mobile coverage

EE

Vodafone
Three
O2
Broadband

Basic
9 Mbps
Superfast
60 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

BT
Sky
Virgin

Council tax

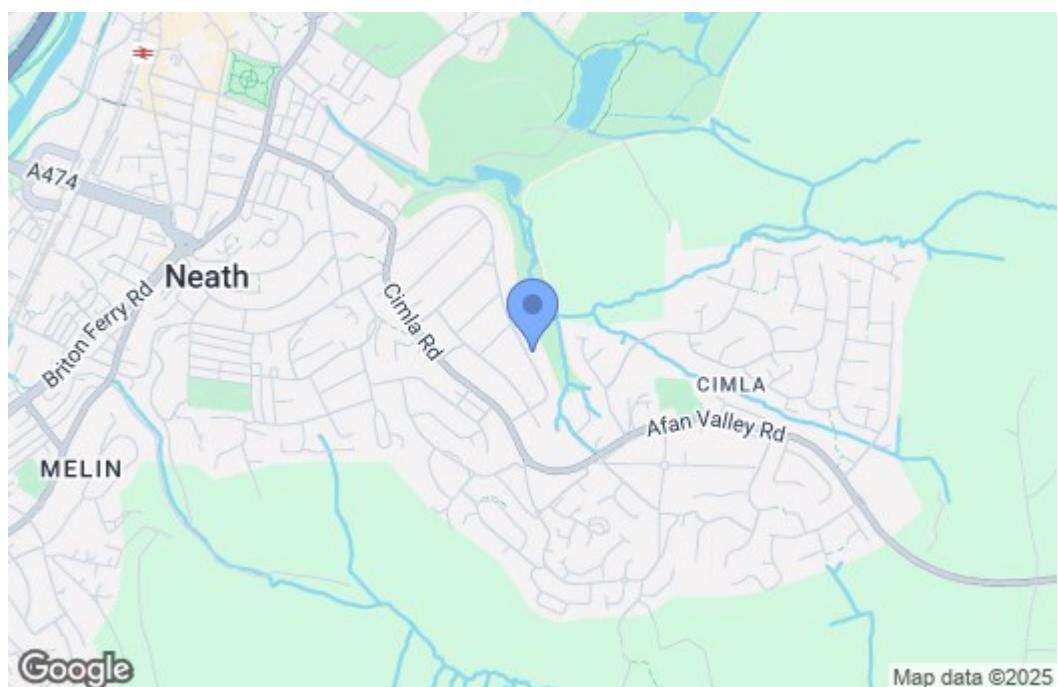
Local Authority
Neath Port Talbot
Council Tax
Band:
D
Annual Price:
£2,441

AGENTS NOTE

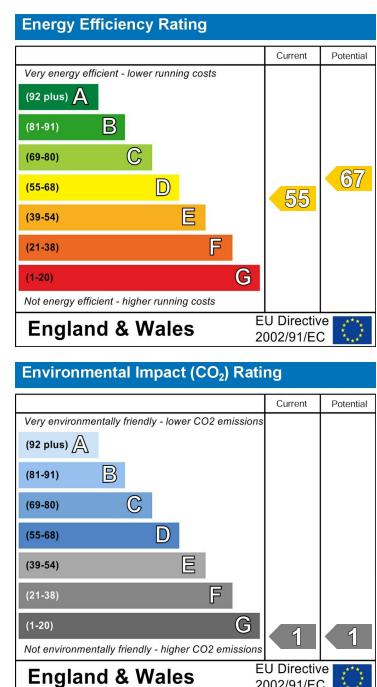
Section 21 of the Estate Agents act 1979 applies to this property.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.