



## 100 Ridgewood Gardens, Cimla, Neath, SA11 3QG

**Offers In The Region Of £169,950**

This attractive two-bedroom property presents an ideal opportunity for first-time buyers, or downsizing. The accommodation is well laid out and offers comfortable, practical living space throughout. On the ground floor, the property features a welcoming entrance leading into a bright and spacious living area, providing an ideal space for relaxing or entertaining. This is complemented by a fitted kitchen offering ample storage and worktop space, with room for essential appliances and access to the rear of the property.

To the first floor, there are two well-proportioned bedrooms along with a shower room, fitted with a shower, wash basin, and WC. The layout makes excellent use of space and is well suited to both owner-occupiers and tenants. Externally, the property benefits from off-road parking, accessed via a shared driveway. The location is a key highlight, being conveniently situated close to local schools, shops, and a wide range of amenities, as well as offering easy access to public transport links and nearby road networks.

This property offers a fantastic combination of location, practicality. Early viewing is strongly recommended to fully appreciate all that this home has to offer.

## Main Dwelling

Enter via PVC door into:

### Porch 3'37 x 3'50 (0.91m x 0.91m)

With tiled floor, storage cupboard and door into:

### Lounge 13'14 x 14'15 (3.96m x 4.27m)



Cosy lounge with large window to front, radiator, understairs storage, stairs to first floor and coved ceiling.



### Kitchen 14'12 x 7'97 (4.27m x 2.13m)



Fitted with base and wall units in green shaker style with coordinating work surfaces to include; cushioned flooring, integrated fridge/freezer and dishwasher, cupboard housing combination boiler, two radiators, electric hob and oven with extractor over and window to rear garden.





**Bedroom one**



**Bedroom one 7'59 x 10'06 (2.13m x 3.20m)**



**Landing 6'09 x 7'88 (2.06m x 2.13m)**



**Double bedroom with two windows to front and radiator.**



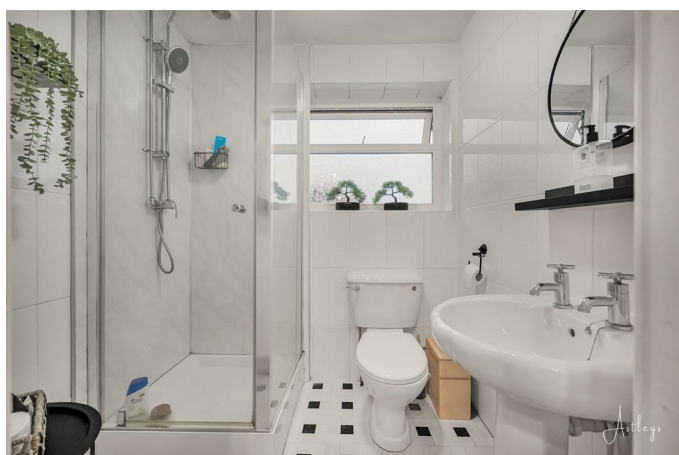
**With attic hatch and storage.**

**Bedroom two 8'44 x 5'88 (2.44m x 1.52m)**



With laminate flooring and window to rear.

**Shower room 6'18 x 5'81 (1.83m x 1.52m)**

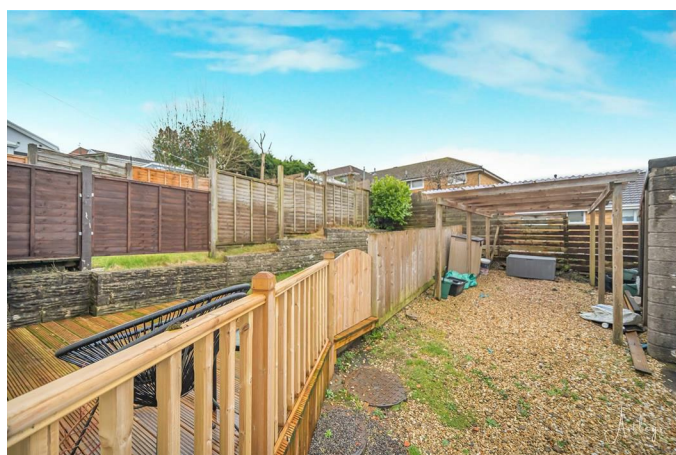


Fitted with three piece suite to include shower, low level wc, pedestal wash hand basin, fully tiled walls, window to rear, cushioned flooring and radiator.

**Outside**



Enclosed rear garden offering a decked area and laid to lawn. The driveway is shared which leads to a car port.



### Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: C

Annual Price: £2,170

Conservation Area: No

### Agents Notes

Flood Risk:

River : Very low

Seas : Very low

### Agents Notes

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Satellite / Fibre TV Availability:

BT

Sky

Virgin

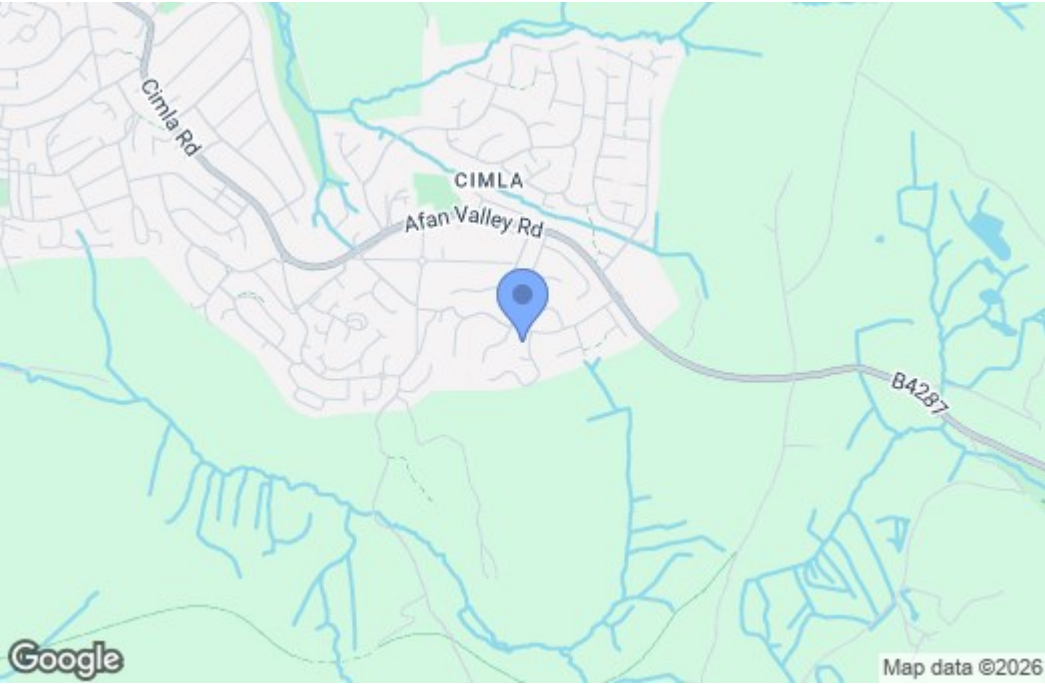


Floor Plan

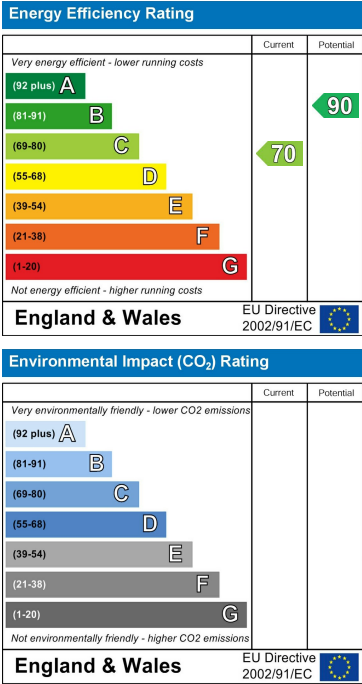


Total area: approx. 55.0 sq. metres (592.4 sq. feet)

Area Map



Energy Efficiency Graph



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