



82 Cimla Road, Neath, SA11 3TS

Offers In The Region Of £599,950

A beautifully presented and exceptionally versatile family home, offering generous accommodation arranged over two floors and finished to an impressive standard throughout. The property currently provides five well-proportioned bedrooms, with the flexibility to create a sixth bedroom or another reception room from the versatile ground-floor accommodation. The ground floor offers two elegant reception rooms, a convenient downstairs cloakroom and a separate utility area, while to the rear of the property is an impressive open-plan style living arrangement incorporating the lounge and beautifully appointed kitchen, both enjoying lovely views and direct access towards the rear garden. To the first floor are five generous double bedrooms, two of which benefit from stylish en-suite facilities, together with a luxurious main family bathroom. A useful storage cupboard is also located on the landing, providing excellent additional household storage. Externally, the property continues to impress, with a generous private driveway providing off-road parking for multiple vehicles, secured by electric gates. The beautifully enclosed rear garden has been thoughtfully landscaped, incorporating a patio entertaining area, hot tub with pergola and privacy blinds, lawn, raised beds and a fully powered garden shed. Offering an exceptional combination of space, versatility and high-quality features, this impressive home is ideally suited to modern family living and entertaining.

Main Dwelling



Enter through PVC door into:

Porch 4'1" x 9'5" (1.25 x 2.88)



Featuring stylish tiled flooring, an elegant coved ceiling, recessed spot lighting and a radiator, complemented by quality oak doors providing access to:

Inner Hallway 12'6" x 9'5" widening to 15'7" (3.82 x 2.89 widening to 4.75)



A welcoming and beautifully presented inner hallway, featuring elegant oak flooring, coved ceiling and radiator. A useful storage cupboard provides additional practicality, while a stylish oak staircase with contemporary glass panels rises to the first floor, creating a striking and sophisticated entrance to the home.



Gym/Sitting room 17'9" x 12'7" (5.42 x 3.84)



With large bay window to front, coved ceiling, oak flooring, window to front and radiator.



Utility Room 11'9" x 7'4" (3.59 x 2.26)



A stylish and highly practical utility room, fitted with a contemporary range of grey high-gloss base and wall units, complemented by coordinating work surfaces. The room provides designated space for a washing machine, tumble dryer and fridge/freezer, together with a stainless-steel sink and drainer with mixer tap. Further features include a radiator and elegant coved ceiling, while a rear door and window provide excellent natural light and convenient access to the outside.

Kitchen 22'10" x 11'8" (6.97 x 3.58)



A beautifully appointed kitchen featuring a stylish range of cream shaker-style base and wall units, complemented by luxurious granite work surfaces and matching upstands. The well-equipped space incorporates a range of integrated appliances,

including NEFF built-in oven and microwave, electric hob with contemporary extractor over, and integrated dishwasher. A stainless-steel sink with drainer inset into the granite worktop adds both practicality and elegance. Three Velux roof windows, together with two windows overlooking the rear, flood the kitchen with an abundance of natural light. A door provides convenient access to the rear, while an attractive archway leads through to the adjoining lounge, creating a wonderful sense of flow and connectivity between the living spaces.



Lounge 16'2" x 16'9" (4.94 x 5.12)



A beautifully presented and inviting lounge, thoughtfully designed to provide a warm and comfortable reception space. Featuring an attractive log burner set upon a striking granite hearth, creating a wonderful focal point and cosy ambience. Oak

flooring, coved ceiling and radiator complement the room, while French doors provide direct access and an outlook over the rear garden. An open connection through to the kitchen creates a seamless flow between the living and entertaining spaces.



Dining room 16'7" x 9'4" (5.08 x 2.87)



A bright and elegant dining room enjoying a generous outlook through the large front-facing window, which fills the space with natural light. Further features include a coved ceiling, radiator and useful storage cupboard, with a door providing convenient access into the integral garage. The room offers a versatile and inviting setting for both everyday dining and entertaining.



Shower room 9'11" x 4'4" (3.03 x 1.33)



A beautifully appointed shower room featuring a contemporary walk-in shower with glazed enclosure, complemented by fully tiled walls and flooring. A stylish vanity unit incorporates a wash hand basin and separate concealed WC, with integrated storage providing excellent practicality. The room is further enhanced by a heated towel rail and front-facing window, providing natural light and a bright, fresh ambience.

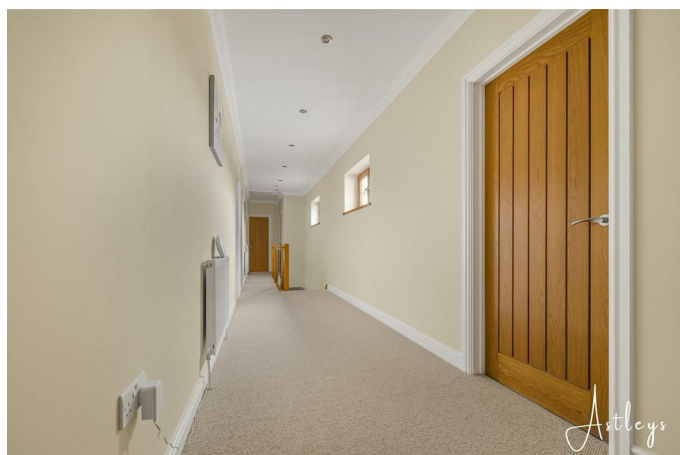
Reception room/Bedroom 6 16'10" x 16'1" (5.15 x 4.92)



A superbly versatile room offering excellent flexibility and the potential to be utilised as a sixth bedroom or an additional reception room, depending on individual requirements. The room enjoys an abundance of natural light through the rear-facing window and patio doors, which provide direct access to the garden and create a pleasant connection with the outside space. Further features include an elegant coved ceiling and radiator, making this a particularly adaptable and desirable addition to the home.



Landing 35'4" x 5'7" (10.78 x 1.71)

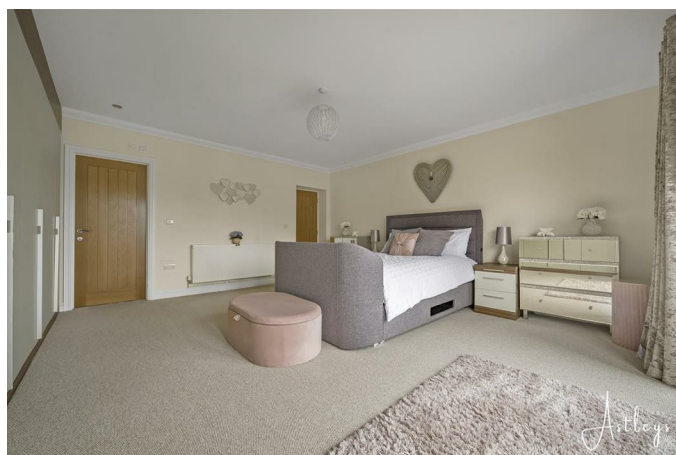


A spacious and light-filled first-floor landing, featuring recessed spot lighting and two rear-facing windows which provide an abundance of natural light. Two attic access hatches offer convenient access to the loft space, while a useful storage cupboard provides additional practicality.

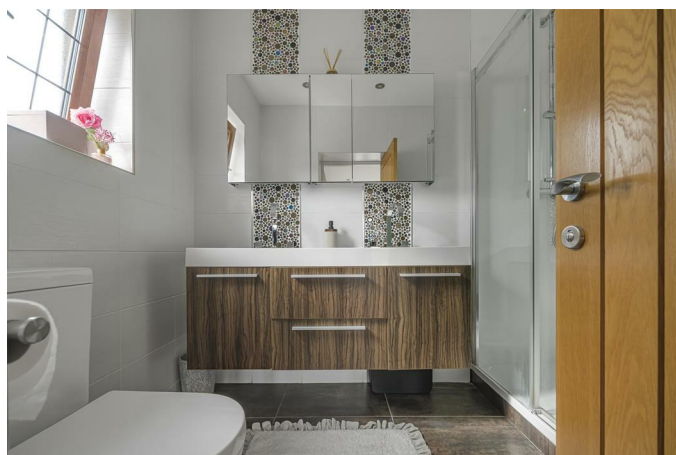
Bedroom one 14'1" x 16'9" (4.31 x 5.12)



A generously proportioned main bedroom, beautifully presented and offering a luxurious and inviting retreat. The room features a comprehensive range of fitted wardrobes providing excellent storage, complemented by contemporary recessed spot lighting, an elegant coved ceiling and radiator. The Juliet balcony provides an attractive outlook and further enhances the sense of space and light within this impressive principal bedroom.



Ensuite 5'2" x 8'9" (1.60 x 2.68)



A luxurious en-suite shower room, finished to a high standard with stylish tiled flooring and fully tiled walls. The contemporary suite comprises a generous walk-in shower with rainfall showerhead, twin wash hand basins set within a sleek vanity unit, and a WC. Further features include recessed ceiling spotlights, a radiator and side-facing window, creating a bright, modern and beautifully appointed space.

Bedroom two 11'4" x 12'0" (3.47 x 3.67)



A well-proportioned double bedroom enjoying plenty of natural light from the front-facing window. The room features an elegant coved ceiling, radiator and useful storage cupboard, with a door providing direct access to the en-suite, creating a comfortable and practical private retreat.



Ensuite 8'11" x 2'11" (2.73 x 0.90)



A stylish and contemporary en-suite shower room, featuring tiled flooring and a generous walk-in shower with rainfall showerhead. The suite is complemented by a wash hand basin set within a modern vanity unit with useful integrated storage, together with a low-level WC. A side-facing window provides natural light, while a radiator adds further comfort to this bright and well-appointed space.

Bedroom three 15'6" x 10'4" (4.73 x 3.17)



A well-proportioned double bedroom featuring freestanding wardrobes providing ample storage. The room enjoys plenty of natural light from the front-facing window and is further complemented by an elegant coved ceiling and radiator, creating a comfortable and inviting bedroom.



Bedroom four 14'11" x 11'6" (4.55 x 3.53)



Bedroom five 12'7" x 10'4" (3.86 x 3.15)



A well-proportioned bedroom enjoying an abundance of natural light from the front-facing window. The room benefits from a radiator, useful storage cupboard and designated space for fitted or freestanding wardrobes, offering excellent potential for creating a stylish and practical bedroom suite.



A well-proportioned bedroom featuring a front-facing window which allows plenty of natural light to fill the room. Further benefits include an elegant coved ceiling and radiator, creating a bright, comfortable and versatile space ideal as a bedroom, home office or additional living space.



Family bathroom 8'2" x 11'8" (2.50 x 3.56)



A luxurious and stylish family bathroom, beautifully appointed with a contemporary suite and high-quality finishes. The room features a generous walk-in shower with rainfall showerhead, alongside a freestanding tub-style bath complete with rainfall shower tap and separate shower attachment. Fully tiled walls and flooring create a sleek and sophisticated finish, complemented by twin wash hand basins set within a stylish vanity unit and a low-level WC. A rear-facing window provides natural light, while a radiator adds warmth and comfort to this impressive bathroom.



Outside



The property is approached via a generous private driveway, providing ample off-road parking for multiple vehicles and enhanced by secure electric gates, offering both convenience and privacy.

Outside



To the rear is a beautifully landscaped and fully enclosed garden, thoughtfully designed for both entertaining and relaxation. A substantial paved patio provides the perfect setting for outdoor dining and entertaining, with a luxurious hot tub, which is to remain, positioned beneath an impressive pergola with pull-down blinds, creating a private and sheltered outdoor retreat. The garden is further complemented by a well-maintained lawn and attractive raised beds, adding colour and character to the space. A substantial garden shed provides excellent additional storage and benefits from a full electrical supply, offering potential for a variety of uses. Overall, the outdoor space provides a superb combination of privacy, practicality and stylish entertaining areas.



Garage 20'6" x 12'8" (6.27 x 3.87)



A generously proportioned integral garage, fitted with an electrically operated door and benefiting from a side-facing window providing natural light. The garage also houses the central heating boiler and offers excellent versatility, providing a secure and highly useful space for storage, vehicles or additional household requirements.

Drone



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

2,421 ft² / 225 m²

Plot size:

0.23 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

14 Mbps

Superfast

80 Mbps

Ultrafast

10000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents notes

Neath Port Talbot Council Tax Band: G

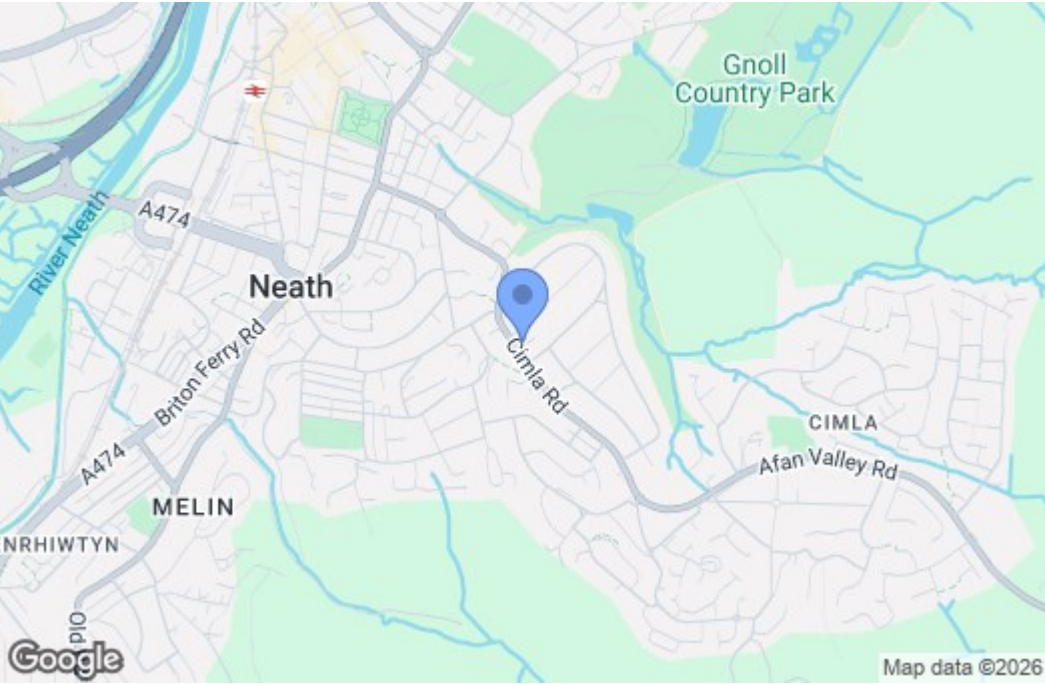
Annual Price:

£4,236

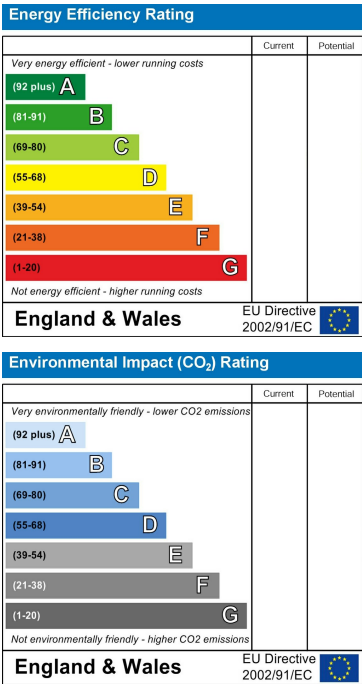
Floor Plan



Area Map



Energy Efficiency Graph



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