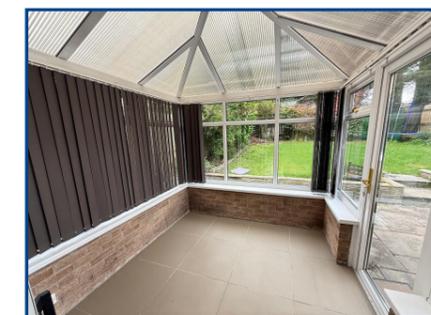


**Nightingale Park
Neath
Neath Port Talbot.**

Price **£275,000**



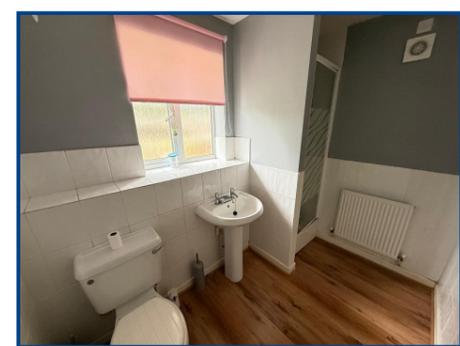
- DETACHED PROPERTY
- 4/5 BEDROOMS
- 2/3 RECEPTION ROOMS
- SPACIOUS KITCHEN
- CONSERVATORY
- DRIVE FOR TWO VEHICLES
- FAMILY HOME
- NO CHAIN

EPC Rating: D64

General Description

Elegant and Spacious 4/5 Bedroom Detached Family Home

Set in a desirable and well-connected location, this beautifully proportioned detached property offers the perfect blend of space, comfort, and charm for family living.



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Nightingale Park, Neath, Neath Port Talbot.

Property Description

Elegant and Spacious 4/5 Bedroom Detached Family Home in Cimla, Neath

Nestled in the sought-after suburb of Cimla, Neath, this beautifully proportioned detached home offers an ideal setting for family living. Positioned in a peaceful residential area with excellent local amenities and schooling, it combines comfort, space, and convenience.

The ground floor welcomes you with a generous entrance hallway leading to a bright and inviting lounge, a flexible fifth bedroom or additional reception room, a convenient WC, a formal dining room perfect for family meals, a charming conservatory overlooking the garden, and a well-appointed kitchen/breakfast room suited to both daily routines and entertaining.

Upstairs, the property offers four well-sized bedrooms, including a serene master with en-suite, along with a stylish family bathroom.

Externally, the home benefits from a private driveway with parking for two vehicles, side access, and a secure, enclosed rear garden—an ideal space for children to play or for relaxing in privacy.

Located within walking distance of well-regarded schools including Crynallt Primary and Cefn Saeson Comprehensive, and just a short drive from Neath town centre, this property enjoys easy access to shops, cafés,

and everyday services. Excellent transport links via the A465 and M4 corridor, along with regular bus routes, make commuting and travel extremely convenient.

This charming family home in Cimla offers space, flexibility, and a welcoming atmosphere in a well-connected community—an excellent choice for families seeking both comfort and convenience.

Hallway (10' 4" x 3' 1") or (3.15m x 0.93m)

Entrance to hallway, radiator, laminate flooring.

W.C. (5' 0" x 3' 0") or (1.52m x 0.92m)

Frosted window to front, wall mounted consumer unit, WC, hand basin, radiator, laminate flooring.

Bedroom / Reception room (16' 11" x 8' 5") or (5.15m x 2.56m)

Window to front, storage cupboard with wall mounted gas heating system radiator, laminate flooring.

Lounge (13' 11" x 12' 6") or (4.24m x 3.80m)

Window to front, radiator, laminate flooring.

Dining Room (9' 0" x 8' 11") or (2.74m x 2.72m)

Sliding patio doors to conservatory, radiator, laminate flooring.

Nightingale Park, Neath, Neath Port Talbot.

Conservatory (7' 6" x 7' 6") or (2.29m x 2.29m)

Half brick half window conservatory, door to rear, tiled flooring.

Kitchen / Breakfast Room (11' 4" x 15' 4") or (3.46m x 4.67m)

Windows and door to rear, range of wall & base fitted units with work top over, breakfast bar, sink unit, gas oven, hob with extractor fan above, plumbing for washing machine, radiator, vinyl flooring.

First Floor Accommodation. (10' 6" x 6' 6") or (3.19m x 1.98m)

Airing cupboard with water tank, storage cupboard, access to loft. Doors leading to.

Bedroom 1 (11' 5" x 6' 6") or (3.49m x 1.98m)

Window to front, radiator, laminate flooring.

Bedroom 2 (10' 6" x 9' 0") or (3.20m x 2.74m)

Window to front, radiator, laminate flooring.

Bedroom 3 (12' 5" x 9' 0") or (3.78m x 2.74m)

Window to rear, wall fitted wardrobes, radiator.

Bedroom 4 (16' 10" x 8' 10") or (5.13m x 2.70m)

Window to front, wall fitted wardrobes, radiator, laminate flooring.

En Suite (6' 2" x 8' 4") or (1.89m x 2.55m)

Frosted window to rear, walk in shower, WC, hand basin, extractor fan, radiator, laminate flooring.

Bathroom (6' 2" x 7' 0") or (1.88m x 2.14m)

Frosted window to rear, panelled bath unit, WC, hand basin, extractor fan, radiator.

External

Lawn frontage, drive for two vehicles, side access leading to enclosed rear garden with patio seating area.

Services

Mains electricity, mains gas, mains drainage, mains water

Tenure

Freehold

Council Tax

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