

Ridgewood Gardens, Cimla,
Neath, Neath Port Talbot, SA11 3QX.

Offers in the Region Of £179,999

*****Exclusive with Abbey Residential Agents*****

If you are interested in this home, please contact us verbally.

Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this exceptional two-bedroom middle link bungalow located in the popular residential location of Ridgewood Gardens, Cimla.

This home has been enhanced by the current owners with a neutral colour scheme throughout and a cosy family home. Log burner located in the lounge, well appointed shower room, an out building which gives additional space. We strongly recommend internal viewing to avoid any disappointment. Vacant Possession with No Onward Chain. The accommodation is over one level of an entrance porch which leads into the lounge off into the modern fitted kitchen which a door into the enclosed rear garden. Off to the right of the lounge is the inner hall then two bedrooms and a well appointed shower room. Externally there are landscaped gardens to the front and rear. Two allocated parking spaces.

Entrance
via pvc door into the porch.

Porch
3' 3" x 4' 10" (0.99m x 1.47m)
Tiled floor. Radiator. Double glazed window to the side aspect. Door into the lounge.

Lounge
15' 8" x 10' 10" (4.77m x 3.30m)
Double glazed bow window to the front aspect, textured ceiling with coving, oak wood flooring, radiator. Log burner.

Kitchen
8' 10" x 8' 2" (2.69m x 2.49m)
Double glazed window and a door into the rear garden. A well appointed modern fitted kitchen with wall and base units inset stainless steel sink unit. Inset cooker, space for a fridge/freezer, built in microwave, plumbed for a washing machine, radiator, tiled splash backs, plain plastered ceiling with coving.

Inner Hall
Doors off to the two bedrooms and the shower room.

Bedroom One
12' 8" x 9' 6" (3.86m x 2.89m)
Double glazed window to the front aspect, textured ceiling, radiator.

Bedroom Two
12' 0" x 6' 4" (3.65m x 1.93m)
Double glazed window to the rear aspect, access to the loft, radiator.

Shower Room
9' 0" x 5' 3" (2.74m x 1.60m)
Frosted double glazed window to the rear aspect. A well appointed three piece suite to include walk in shower, low level wc, pedestal wash hand basin, cupboard housing boiler, towel rail, partial tiled to walls, textured ceiling with coving.

Garden
To the front there is driveway for one vehicle, a short distance to the left hand side there is a further driveway for the home. To the rear there is tiered rear garden. Full width patio is the first tier. Second







tier is shingle area with steps up to the third tier which has an area laid to lawn and an out building.

Out Building
12' 8" x 6' 10" (3.86m x 2.08m)
A timber out building, double glazed french doors with a double glazed window to the side and front aspect.

Tenure - Freehold
Please ask your solicitor to check the tenure of the home.

Council Tax - B

Energy Performance Certificate
Current - 70 - C Potential - 78 - C Total Floor Area 47 square metres Certificate Number - 0047-3053-9208-9855-3200 Valid until 7th August 2035 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.
Please contact ourselves to arrange a viewing of the home.

Disclaimer
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



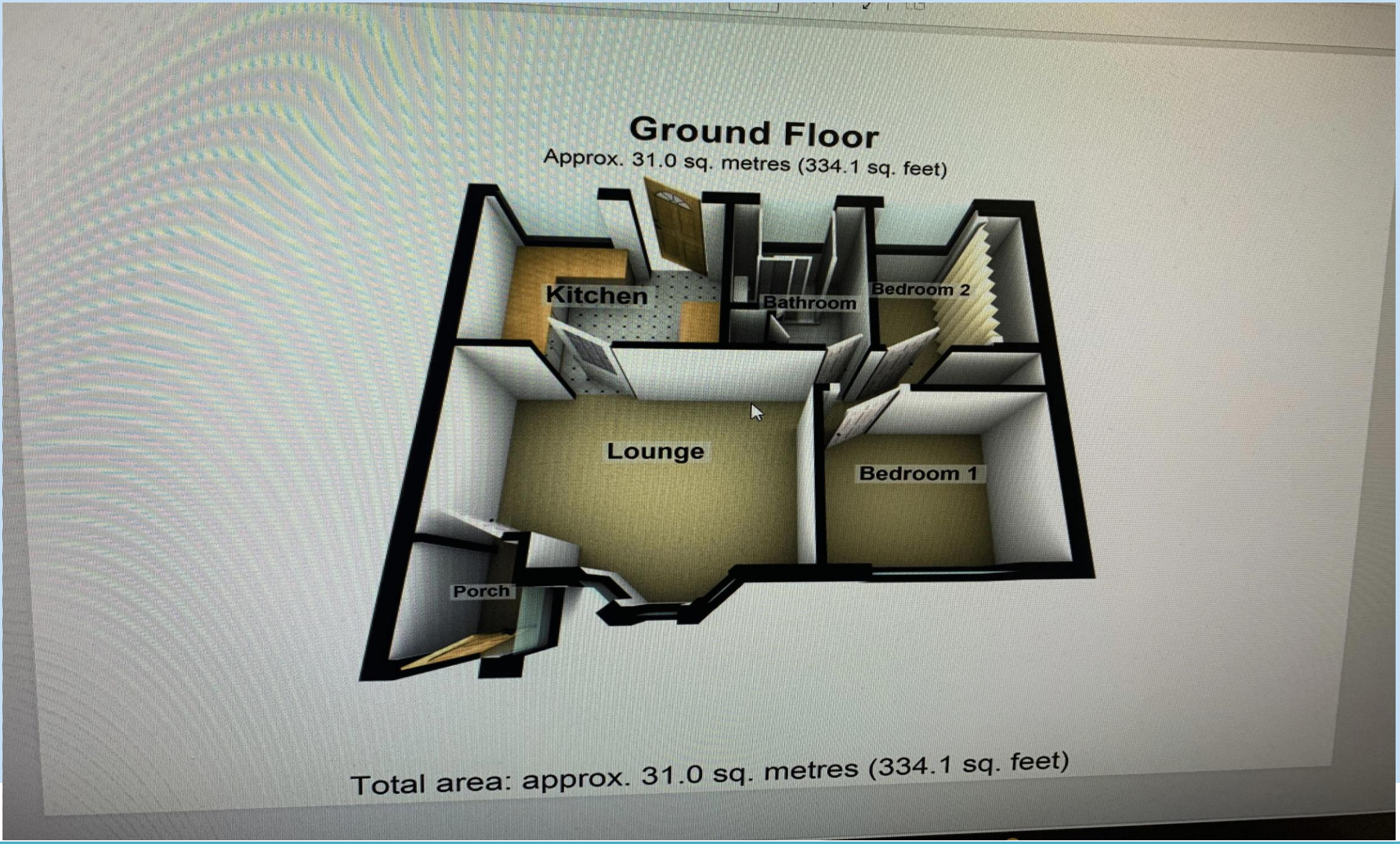





137
Abbey
RESIDENTIAL AGENTS


Abbey
RESIDENTIAL AGENTS


Abbey
RESIDENTIAL AGENTS



Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk