



## Moorland Road, offers in the region of £140,000

- No On Going Chain
- Driveway & Garage
- Extended Family Home
- Sizable & Enclosed Rear Garden
- Ideal First Time Purchase
- EPC Rating: D



 2  1  3





## About the property

A two bedroom semi detached property for sale in Cimla, Neath. Ideal first time buy/family home, offering a lot of potential. Benefiting from a spacious rear garden, off road parking and a garage. Situated conveniently to local schools, shops and public transport links, along with the M4 and A465 corridor.

Internally the property comprises of an entrance hall, a lounge with a bay window, an open plan kitchen diner, a 2nd reception room and a cloakroom with a W.C all to the ground floor whereas the first floor features two double bedrooms and a shower room.

To the front of the property there is a forecourt, a driveway and access into the garage. The rear garden offers an enclosed space, mainly laid to lawn.

Viewings come highly recommended.







## Accommodation

### Entrance Hall

### Cloakroom

### Lounge

14' 9" max x 12' + Bay ( 4.50m max x 3.66m + Bay )

### Dining Room

9' 8" x 11' 2" max ( 2.95m x 3.40m max )

### Kitchen Area

14' 5" x 5' 8" ( 4.39m x 1.73m )

### Sunroom

14' 4" x 10' 8" max ( 4.37m x 3.25m max )

### Landing

### Bedroom 1

15' max x 10' 1" ( 4.57m max x 3.07m )

### Bedroom 2

11' 6" x 10' 6" max ( 3.51m x 3.20m max )

### Bathroom

### Front Garden

### Rear Garden

### Outbuildings

19' 3" x 10' 4" max ( 5.87m x 3.15m max )

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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