



hrt
herbert r thomas

5 Cimla Court Cimla Road, Neath

Neath

£485,000

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5 Cimla Court Cimla Road

Neath, Neath

SAT NAV USERS SA11 3TT

Rare opportunity to purchase this beautifully presented five/six bedroom detached family home, positioned at the head of this unique development offering outstanding panoramic views to the rear.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





5 Cimla Court Cimla Road

Neath, Neath

Positioned at the head of private cul-de-sac on a unique development of only four executive detached properties, is the impressive three story detached 'Lavender House'. New to the market since its construction in 2012, Lavender House is a spacious family home offering versatile accommodation for a large or growing family. Conveniently situated towards the lower end of Cimla Road, the location of Cimla Court allows for an easy walk into Neath town centre as well as direct access into Gnoll Country Park just a short stroll away.

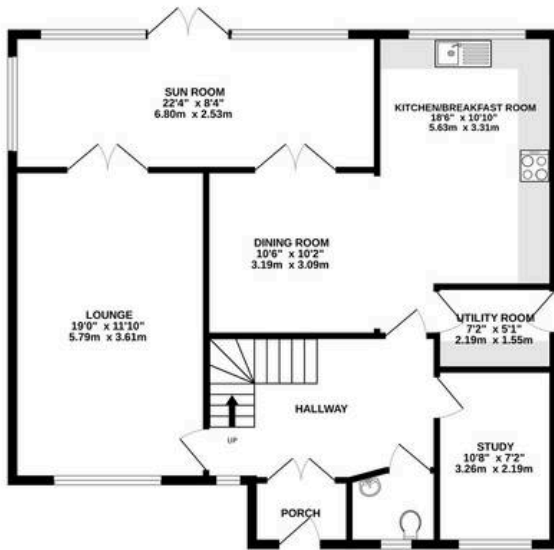
The property is entered via a UPVC and glazed panel door into the entrance porch, with a further set of patio doors opening into the entrance hallway. The entrance hallway is a bright and inviting space, with solid oak doorways leading to the majority of the ground floor accommodation along with a staircase rising to the first floor accommodation.

The lounge is located to the left hand side of the hallway. The spacious room offers a large window to the front enjoying views of the garden and a set of oak and glazed panel double doors to the rear of the room lead into the sun room. The sun room benefits from both a side and rear windows along the full width of the room, with a set of glazed patio doors between the windows providing light, access and views of the rear garden. To one side of the sunroom the current vendors use the space as an additional seating area off the lounge with the remaining area of the sunroom currently housing a large dining table and chairs. A further set of oak and glazed panel double doors off the sunroom leads into the impressive sized kitchen/dining/living area. The kitchen has been fitted with a matching range of contemporary base, larder and wall mounted cream units with a contrasting black laminated worksurface over. Within the kitchen there is an integrated dishwasher, a four burner induction hob with extractor hood over, integrated eye level oven and microwave, integrated fridge and freezer and a built in wine cooler. There is a window to the rear enjoying views of the garden and a built in sink unit below with a swan neck mixer tap. A doorway off the the kitchen/dining/space leads into a useful utility room, with a pedestrian door to one side allowing access out and a modern fitted Baxi boiler.

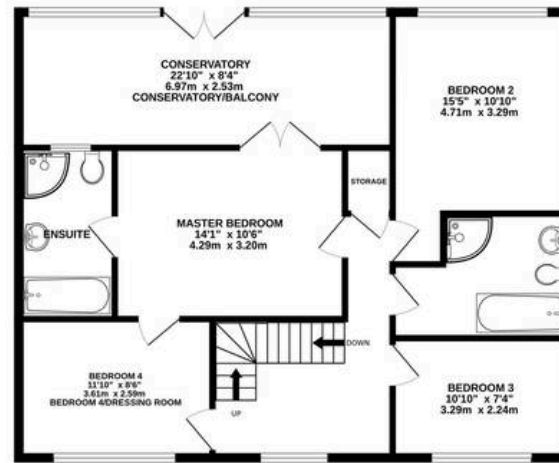
Back off the hallway there is access into a third reception room, currently



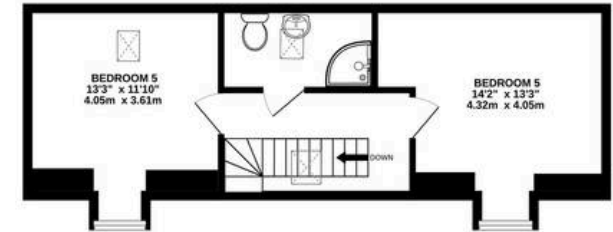
GROUND FLOOR
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
920 sq.ft. (85.5 sq.m.) approx.



2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 2296 sq.ft. (213.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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