



## 9 Heol Celyn, Cimla, Neath, SA11 3YL

**Offers In The Region Of £179,950**

A welcoming three-Bedroom Semi-Detached Family Home with Garden, Parking & Renovation Potential offers an excellent opportunity for first-time buyers, small families, or those looking for a gentle renovation project. Conveniently located close to local shops, amenities, and with easy access to the M4 corridor and Neath town centre, it combines practicality with potential.

The ground floor features a spacious lounge/diner with direct access to the rear garden, along with a handy downstairs shower room and a good sized kitchen. Upstairs, you'll find two generously sized double bedrooms, a third single bedroom, and a family bathroom.

Externally, the property benefits from off-road parking to the front and an enclosed rear garden with a charming summer house — perfect for relaxing or working from home. With a little updating, this property could be transformed into a fantastic long-term home.

## Main dwelling



Enter via composite door into:

**Porch 5'8" x 6'6" (1.73 x 2.00)**



With tiled floor, windows to the front and side, double doors into:

**Hallway 6'2" x 11'10" (1.88 x 3.61)**



With stairs to first floor, understairs storage, coving and radiator.

**Lounge/diner 25'5" x 10'1" (7.76 x 3.09)**



Laminate wood effect flooring, gas fire (not tested), window to the front, coving, radiators x 2 and double doors to patio.



**Kitchen 10'4" x 7'3" leading to 9'0" x 6'1" (3.17 x 2.23 leading to 2.75 x 1.86)**



Lino flooring, a range of wooden base and wall units,

electric hob and even with extractor fan over, space for washing machine, tumble dryer and dishwasher, integrated fridge and freezer stainless steel sink and drainer with mixer tap, radiator and door to garden. Door to wet room.



**Wetroom 6'1" x 3'6" (1.86 x 1.08)**



Upright radiator, small sink, low level w/c and shower with window to the front.

**Landing**



Window to side

**Bedroom 1 13'6" x 9'11" (into wardrobe) (4.14 x 3.03 (into wardrobe))**



Built in wardrobes and cupboards, window to front and radiator.



**Bedroom 2 11'6" x 9'11" (into wardrobe) (3.51 x 3.04  
(into wardrobe))**



Built in wardrobes, airing cupboard housing boiler, window to back and radiator.



**Bedroom 3 9'6" x 6'4" (2.91 x 1.95)**



Over stairs storage cupboard, window to front and radiator.

**Bathroom 6'4" x 6'5" (1.94 x 1.98)**



Three piece beige suite with lino floor, window to the back and radiator.

## Garden



Enclosed rear garden with pretty Summer house, patio and a range of mature shrubs. Side access to the front drive with parking for two cars.



## Driveway



## Drone shot



## SOLAR PANELS

All information on the Solar panels are held at the Neath office.

## Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.05 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

5 Mbps

Superfast

56 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

**Agents notes**

Neath Port Talbot Council Tax Band: C

Annual Price:

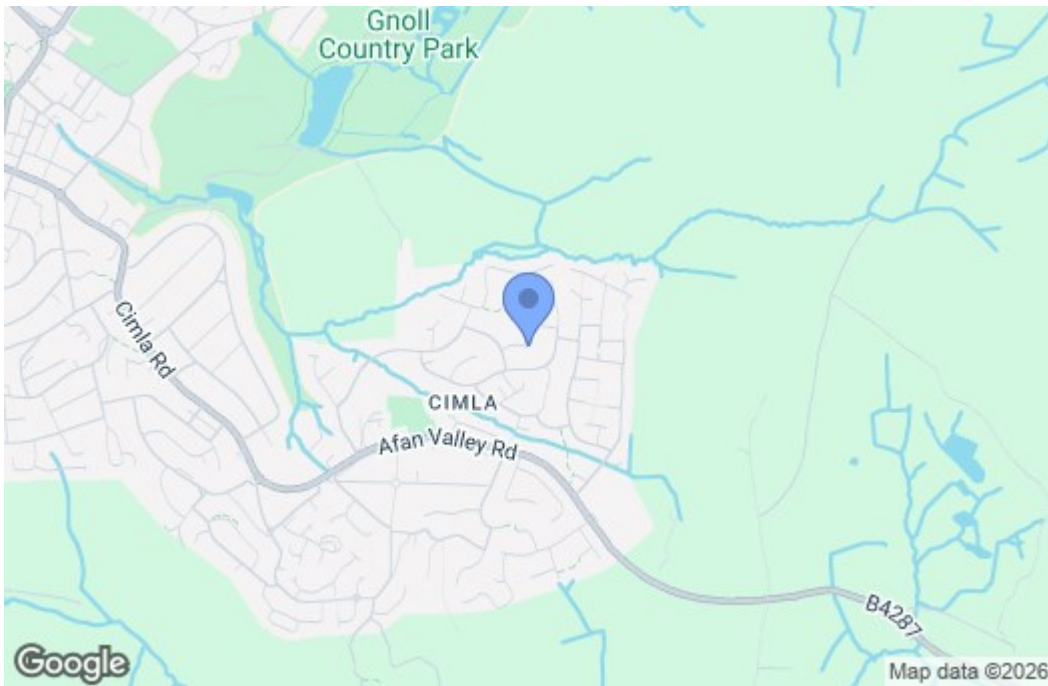
£2,170

## Floor Plan

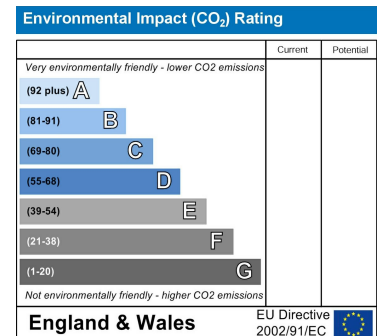
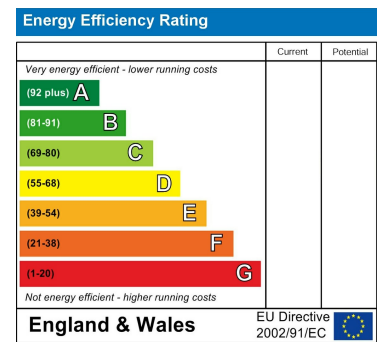


Total area: approx. 82.3 sq. metres (886.0 sq. feet)

## Area Map



## Energy Efficiency Graph



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