



Mackworth Drive, Cimla, Neath, Neath Port  
Talbot. SA11 2QA

£125,000



## Mackworth Drive, Cimla, Neath, Neath Port Talbot. SA11 2QA

We are pleased to offer to the market this nicely presented TWO BEDROOM MID TERRACED HOUSE in the popular residential area of Cimla. Offered for sale with NO ONGOING CHAIN this property would be ideal for FIRST TIME BUYERS. In close proximity to Cefn Season Comprehensive School, local shops. Within a short drive to NEATH TOWN CENTRE with all amenities and facilities along with local bus and train stations.

£125,000 - Freehold

- Two bedroom terraced house
- Generous sized lounge
- Off road parking
- Early viewing recommended
- NO ON GOING CHAIN
- Council tax band- B / EPC-



## DESCRIPTION

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Accommodation briefly comprises hallway, lounge, kitchen, two bedrooms, bathroom, front and rear gardens with off road parking.

## HALLWAY

Access via PVCu frosted double glazed and part panelled door leading into entrance hallway. Artexed ceiling. Papered walls. Radiator. Laminate flooring. Staircase with fitted carpet to first floor. Multi glazed door into lounge.

## LOUNGE (18' 2" x 11' 10") or (5.53m x 3.60m)

Artexed and coved ceiling. Papered walls. Radiator. Focal point to room is the wooden fire surrounds, marble hearth and back plate with electric onset fire. PVCu double glazed window to front of property with vertical blind. Fitted carpet. Multi glazed door into kitchen.

## KITCHEN (11' 10" x 6' 10") or (3.60m x 2.09m)

Artexed and coved ceiling. Papered walls and tiles to splash back areas. Range of wall and base units with complimentary work surfaces. Single drainer sink unit. Radiator. Gas and electric cooker point. Plumbing for automatic washing machine. Space for under counter fridge freezer. Breakfast bar area. Vinyl floor covering. PVCu double glazed window and part panelled, part glazed PVCu door to rear garden.

## LANDING

Artexed ceiling. Access into attic. Papered walls. Fitted carpet. All doors leading off.

## BEDROOM 1 (14' 2" x 10' 2") or (4.32m x 3.11m)

Artexed ceiling. Emulsioned walls. One feature papered wall. Radiator. Two mirrored sliding door built in wardrobes. PVCu double glazed window to front of property and fitted vertical blind. Fitted carpet.

## BEDROOM 2 (11' 1" x 6' 8") or (3.37m x 2.04m)

Artexed ceiling. Papered walls. Radiator. Two mirrored sliding door built-in cupboard with one side housing the combination boiler. PVCu double glazed window to rear of property with vertical blinds. Fitted carpet.

## BATHROOM (8' 0" x 4' 11") or (2.43m x 1.50m)

Artexed and coved ceiling. Fully tiled walls. Three piece suite comprising low level w.c., pedestal wash hand basin and panelled bath with over head electric shower, shower rail and curtain. Radiator. PVCu frosted tilt and turn window to rear of property with roller blind. Vinyl floor covering.

## REAR GARDEN

Enclosed and bounded by wood panelled fencing, hedge row and part wall. Stone gravel borders. Storage shed to remain. Laid to lawn area with shrub borders. Patio area ideal for garden furniture. Outside tap.




## FRONT GARDEN

Open plan. Laid to lawn. Shrub borders. Off road parking for two vehicles. Footpath leading to front door.



# EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



## Awaiting Floorplans

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