



12 Glannant Way, Neath, SA11 3YA

Offers In The Region Of £192,950

This semi detached home offers generous open plan reception space, welcoming gardens and the practicality of a garage with driveway parking for two vehicles. The layout has been designed with both comfort and flexibility in mind, with a ground floor bathroom adding further convenience for busy households.

A welcoming porch opens into the entrance hallway, leading through to a spacious lounge and dining area, creating a sociable setting equally suited to entertaining, working from home or quieter evenings in. The kitchen sits to the rear with views across the garden, while the overall arrangement gives a wonderful sense of openness throughout the ground floor. Upstairs, the landing connects to three well proportioned bedrooms, offering comfortable accommodation with scope to tailor the space to individual needs over time. Outside, the gardens provide a lovely balance of lawn and seating areas, with room for children to play and summer dining

Situated within the popular Cimla area of Neath, the property enjoys easy access to a range of everyday amenities including local shops, cafés and well regarded schools. Nearby green spaces and walking routes around Cimla Common and the Gnoll Estate Country Park offer excellent opportunities for outdoor leisure, while Neath town centre provides wider retail and transport connections.

A thoughtfully arranged home in a well connected setting, ideally suited to families, professionals or buyers looking for a lifestyle move with space to grow.

Main Dwelling



UPVC front door into porch

Porch



Windows surrounding with tiled floor, door into hallway

Hallway 10'2" x 4'11" (3.1 x 1.5)



Stairs up to first floor, radiator and storage area

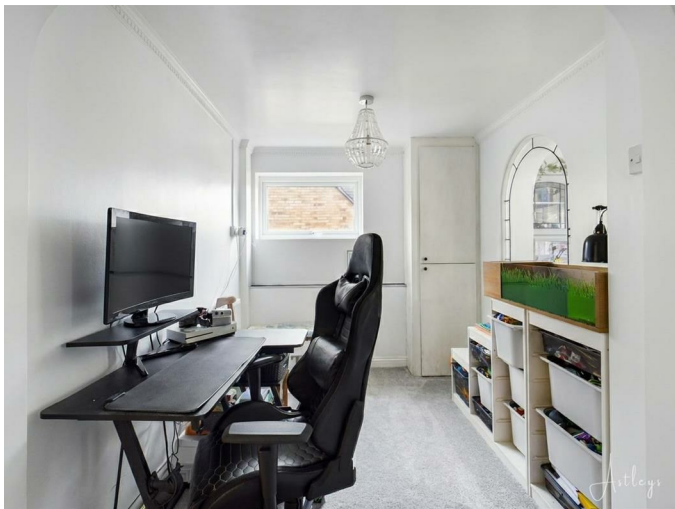
Lounge/Diner 22'3" x 9'10" (diner 7'6" x 16'0") (6.8 x 3 (diner 2.3 x 4.9))



Bay window to front, fireplace, coving, leading into study/dining area, storage cupboard, with window to the side and window into the kitchen area, radiator x 2



Dining Area



Kitchen 15'5" x 8'6" (4.7 x 2.6)



Range of grey base and wall units with black counter tops, gas hob with electric oven and extractor fan, space for fridge/freezer and washing machine, sink with drainer and mixer tap, partially tiled walls with tiled floor, patio doors to outside, radiator, spot lights to ceiling

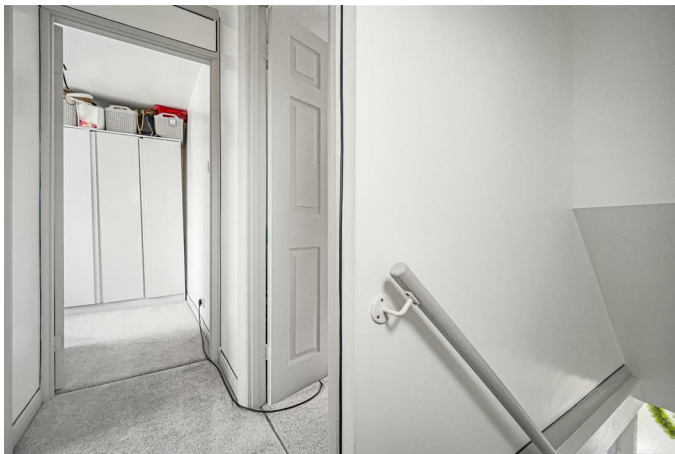


Bathroom 5'2" x 6'6" (1.6 x 2)



Heated towel rail, white suite with sink unit, walk in shower, and low level w.c, window to the side, window to the side

Landing



Window to the side, attic hatch

Bedroom 1 12'9" x 9'6" (3.9 x 2.9)



Window to the side and radiator

Bedroom 2 11'9" x 7'6" (3.6 x 2.3)



Windows to the side and radiator

Bedroom 3 7'10" x 8'6" (2.4 x 2.6)



Window to the back and radiator

Garden



Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

861 ft 2 / 80 m 2

Plot size:

0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

5 Mbps

Superfast

61 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents Notes

Neath Port Talbot Council Tax Band: C

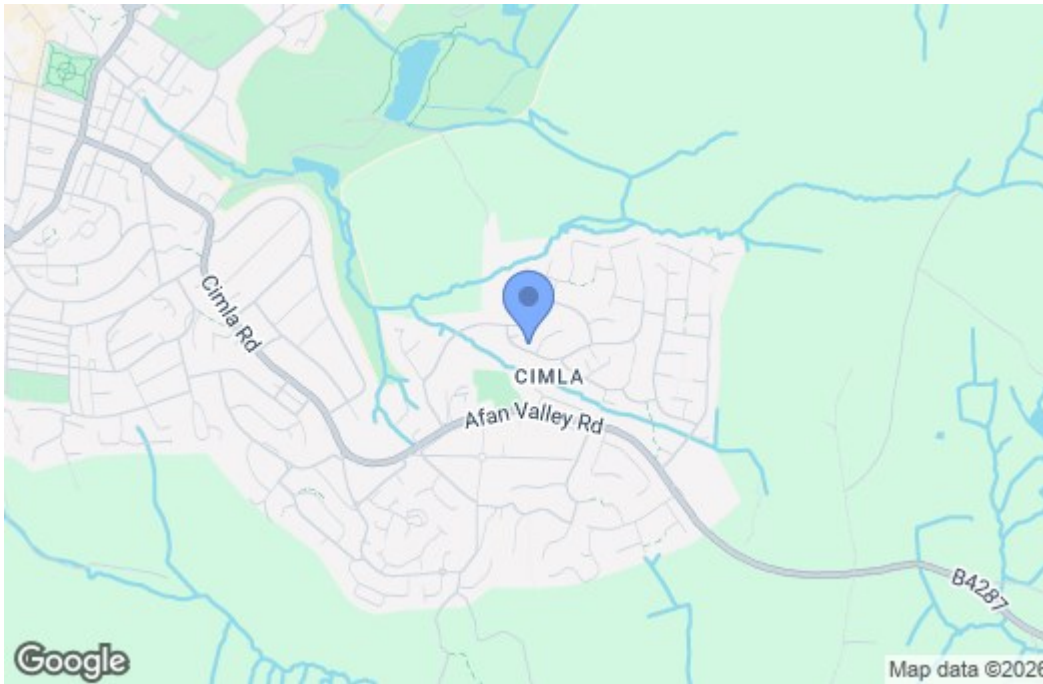
Annual Price: £2,259

Floor Plan

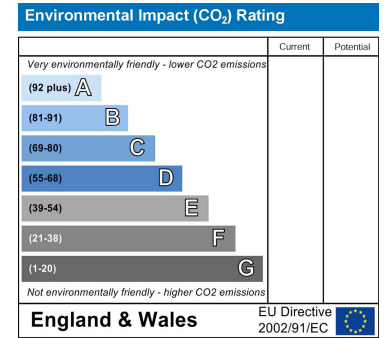
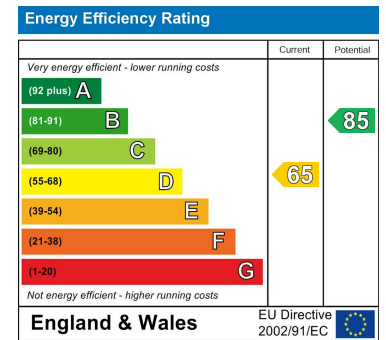


Total area: approx. 129.9 sq. metres (1397.8 sq. feet)

Area Map



Energy Efficiency Graph



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