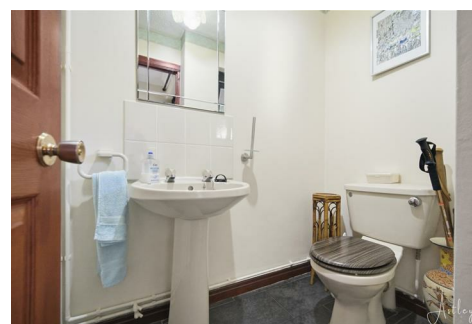
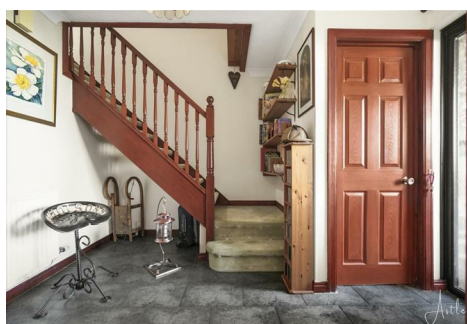




81 The Meadows, Cimla, Neath, SA11 3XF

Offers In The Region Of £350,000

Nestled within a desirable and well-regarded area, this impressive four-bedroom detached residence presents an exceptional opportunity to acquire a truly outstanding family home. Boasting generous proportions and a thoughtfully designed layout, the property offers an abundance of versatile living space throughout. Upon entering, you are welcomed by three beautifully appointed reception rooms, ideal for both formal entertaining and relaxed family living. The well-equipped kitchen is further enhanced by a separate utility room, providing both convenience and practicality. To the first floor, the principal bedroom benefits from a stylish private ensuite, while the remaining bedrooms are served by a contemporary shower room. A downstairs cloakroom completes the accommodation.

Externally, the property enjoys off-road parking and a pleasant setting, making it perfectly suited to modern family life.

Combining space, elegance, and a prime location, this superb home is not to be missed.

Main Dwelling



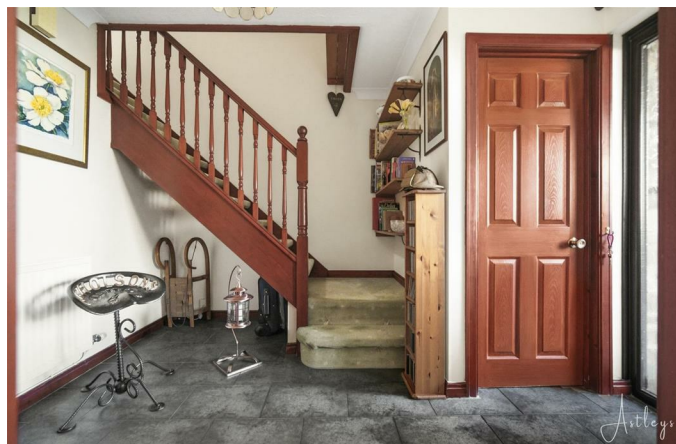
Enter through composite door into:

Hallway 8'74 x 10'89 (2.44m x 3.05m)



With tiled flooring, coved ceiling, radiator and stairs to first floor.

Hallway



Cloakroom 3'60 x 5'94 (0.91m x 1.52m)



With tiled flooring, low level wc, wash hand basin, part tiled walls, radiator and window to side.

Lounge 11'90 x 14'69 (3.35m x 4.27m)



Spacious lounge with large bay window to front, gas fire (not tested) with marble surround, radiator and coved ceiling.

Lounge



Kitchen 14'21 x 8'68 (4.27m x 2.44m)



Fitted with base and wall units in wood effect with coordinating work surfaces to include; electric hob and oven with extractor over, matt black sink and drainer with mixer taps, tiled flooring, space for dishwasher, space for fridge freezer, radiator, window to rear, coved ceiling, part tiled walls and radiator.

Kitchen



Utility Room 9'40 x 10'65 (2.74m x 3.05m)



Fitted with base and wall units with coordinating work surfaces to include; matt black sink and drainer, space for fridge/freezer and washing machine, part tiled walls, radiator, window and door to rear garden.

Utility Room



Snug 10'17 x 10'37 (3.05m x 3.05m)



With tiled flooring, coved ceiling, radiator and patio doors to rear garden.

Snug



Second Reception Room 8'74 x 17'24 (2.44m x 5.18m)



With laminate flooring, coved ceiling, radiator and patio doors.

Second Reception Room



Landing 10'11 x 3'23 widening to 11'83 (3.33m x 0.91m widening to 3.35m)

With attic hatch and storage cupboard housing water tank.

Bedroom one 9'48 x 20'03 (2.74m x 6.17m)

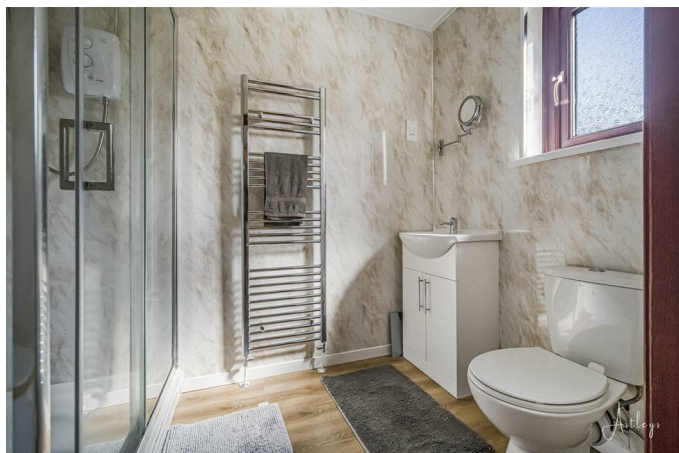


Double bedroom with a range of fitted wardrobes, window to rear and velux window to front and radiator.

Bedroom one



Ensuite 5'13 x 8'17 (1.52m x 2.44m)



Fitted with three piece suite to include, low level wc, walk in shower, sink on vanity unit, respetex walls, heated towel rail and window to rear.

Bedroom two 13'17 x 10'60 (3.96m x 3.05m)



Double bedroom with a range of fitted wardrobes, window to front and radiator.

Bedroom two

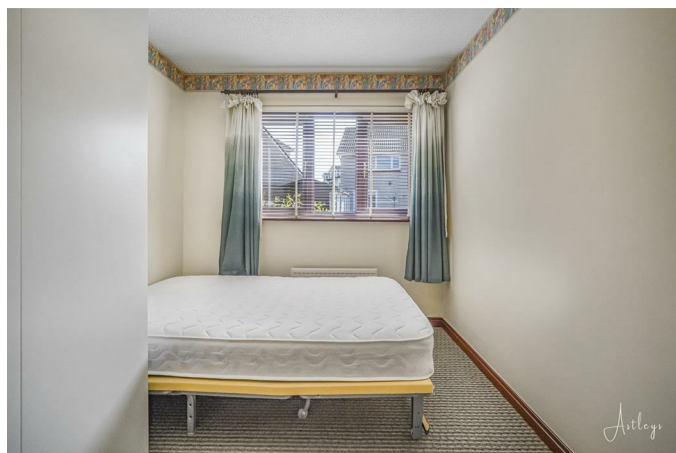


Bedroom three 11'87 x 8'12 (3.35m x 2.44m)

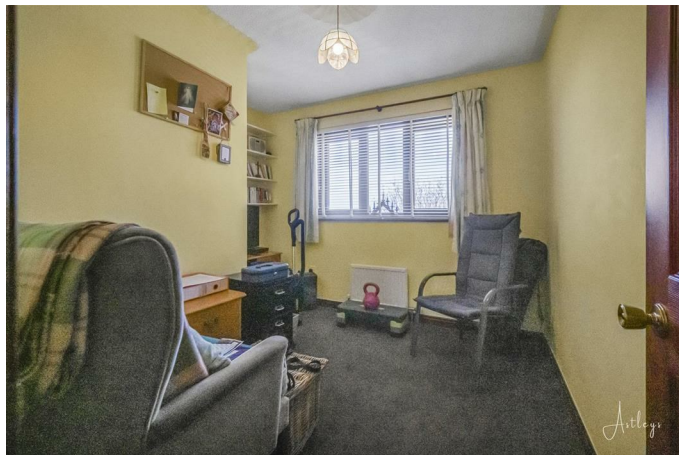


Double bedroom with window to rear and radiator.

Bedroom three

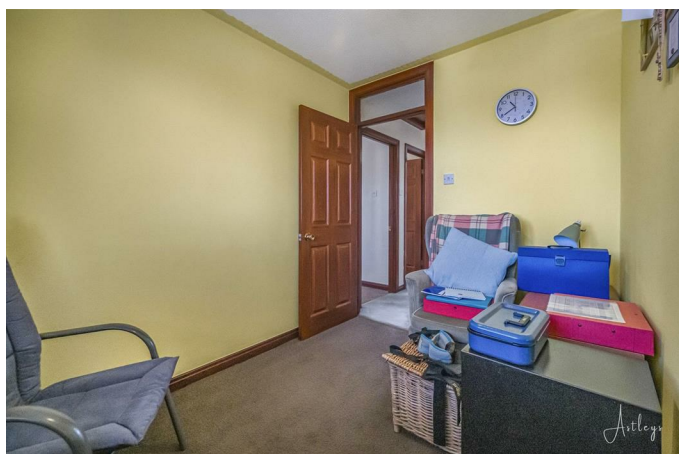


Bedroom four 10'33 x 9'56 (3.05m x 2.74m)



With window to front and radiator.

Bedroom four

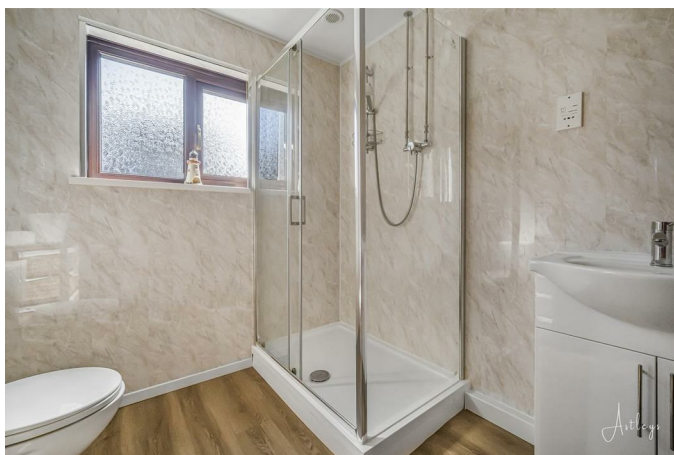


Shower room 8'14 x 7'05 (2.44m x 2.26m)



Fitted with three piece suite to include walk in shower, low level wc, sink on vanity unit, respetex walls, cushioned flooring, heated towel rail and window to rear.

Shower room



Outside



Enclosed rear garden offering patio area and laid to lawn.

Outside



Outside



Outside



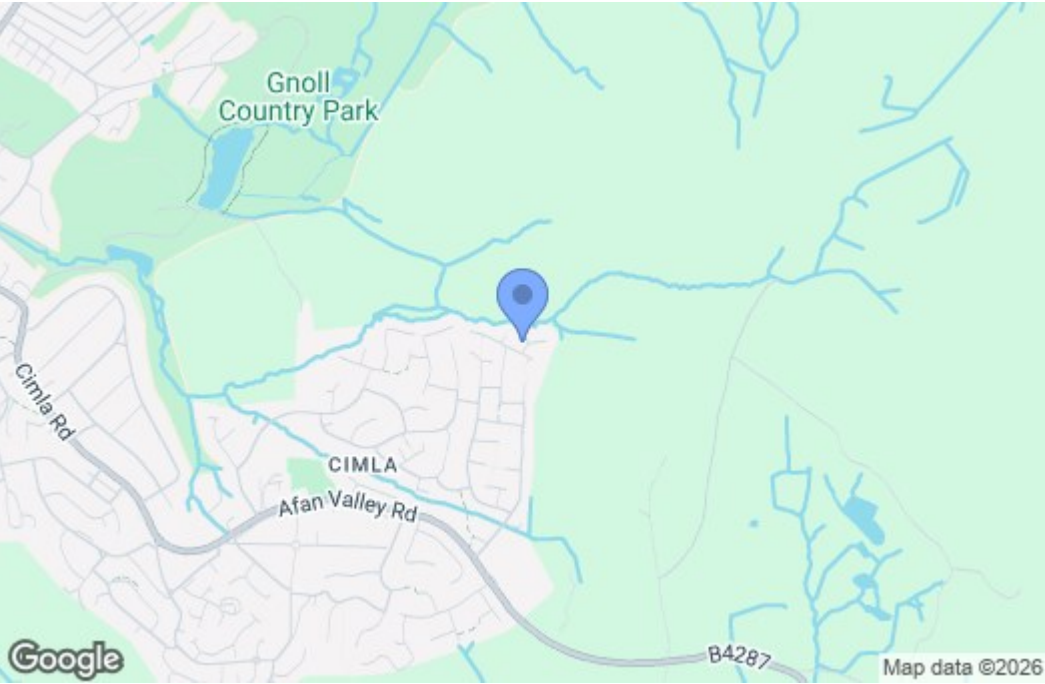
Agents Notes

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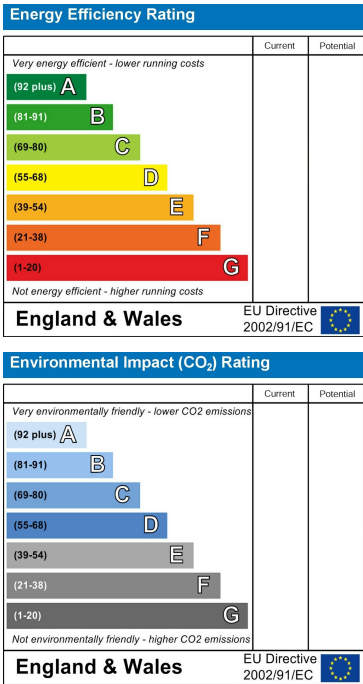
Agents Notes

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.