



Seven Hills  
Crynallt Road  
Neath  
Neath Port Talbot.

Price **£240,000**



- DETACHED BUNGALOW
- 2 BEDROOMS
- LOUNGE TO DINING ROOM
- CLOAKROOM & BATHROOM
- PARKING AREA TO THE FRONT & REAR
- ELEVATED POSITION WITH EXTENSIVE VIEWS
- REQUIRES MODERNISING THROUGHOUT
- POTENTIAL TO DEVELOP
- POPULAR RESIDENTIAL AREA

### General Description

For sale in the sought-after residential area of Cimla, Neath, this detached bungalow offers an exceptional opportunity for those looking to create a truly bespoke home. Positioned on an elevated plot, the property enjoys uninterrupted, extensive views across Neath and the surrounding area, best appreciated from the impressive front balcony—a perfect spot for relaxing or entertaining while soaking in the vista. Call us today to schedule your viewing appointment.....

Viewing: **01639 646 926**

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)

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#### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).

## 7 Crynallt, Neath, Neath Port Talbot.

### Property Description

Situated in the sought-after location of Cimla, Neath, this detached bungalow offers a rare opportunity for those seeking a project with exceptional potential. With two generously-sized double bedrooms and a family bathroom, the property provides a spacious layout ideal for personalisation and modernisation.

Set back from the road, the approach features ample off-road parking and a double carport, ensuring practicality for families or guests. Elevated front and rear gardens, laid mainly to lawn and framed by mature shrubs, create a charming and private outdoor environment. From the inviting front balcony, enjoy extensive panoramic views across Neath and its picturesque surrounding landscapes—a perfect spot to unwind and take in the scenery.

Internally, the home is in need of comprehensive renovation throughout, allowing the new owner to put their own stamp on every detail. With huge potential for development, subject to planning consent, this bungalow could be transformed further with the addition of a dormer, providing even more space for family living or entertaining.

Cimla itself is renowned for its community feel, with excellent local amenities, schools, and parks nearby. The bustling centre of Neath, rich in shops, cafés, and restaurants, is just a short drive away. For those who enjoy the outdoors, the scenic Gnoll Country Park and Afan Forest Park offer endless opportunities for walking, cycling, and relaxation. Excellent transport links provide easy access to Swansea, Cardiff, and beyond.

This is a truly exceptional opportunity to create a bespoke home in a desirable part of Neath. Enquire today to arrange a viewing and start envisioning the possibilities this property has to offer.

#### **Porch (7' 05" x 2' 01" ) or (2.26m x 0.64m)**

Entrance via PVC door, half glazed windows to the side.

#### **Hallway (13' 05" x 8' 06" ) or (4.09m x 2.59m)**

Entrance to spacious hallway, radiators. Doors leading to.

#### **Lounge (18' 03" x 12' 06" ) or (5.56m x 3.81m)**

Full length window to the front, window to the side. Tiled feature fireplace with gas fire, radiators.

#### **Dining Room (9' 05" x 8' 03" ) or (2.87m x 2.51m)**

Window to the side, radiator.

#### **Rear Entrance Porch (9' 05" x 6' 05" ) or (2.87m x 1.96m)**

Door to the side, giving access to the garden.

#### **Kitchen (15' 0" x 8' 07" ) or (4.57m x 2.62m)**

Window to the rear, wall & base fitted units with work top over, partially tiled walls. Enclosed wall mounted electric meter, radiator.

#### **Utility Room (8' 04" x 5' 11" ) or (2.54m x 1.80m)**

Window to the rear, electric cooker point, tiled flooring. Wall mounted gas central heating boiler. Door to the side giving access to the rear garden.

#### **Cloakroom (5' 05" x 2' 08" ) or (1.65m x 0.81m)**

Frosted window to the rear, low-level WC, attic entrance, radiator.

#### **Bathroom (5' 06" x 5' 05" ) or (1.68m x 1.65m)**

Frosted window to the rear, panelled bath with shower over, hand basin, partially tiled walls, radiator.

#### **Bedroom 1 (11' 10" x 11' 10" ) or (3.61m x 3.61m)**

Window to the front & side, radiator. Wall mounted fan heater, built in wardrobe's & dresser.

#### **Bedroom 2 (11' 10" x 9' 09" ) or (3.61m x 2.97m)**

Window to the rear & side, built in wardrobes & dresser. Wall mounted fan heater.

#### **External**

Spacious driveway to the front leading to double carport, with additional parking available to the rear. Elevated front & rear garden with lawn, mature shrubs, outbuilding. Extensive views of the Neath valley.

#### **Services**

Mains drainage, mains gas, mains water, mains electricity

#### **Tenure**

Freehold

#### **Council Tax**

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