



59 Castle Drive, Neath, SA11 3YF

Offers In The Region Of £165,000

Set within attractive front and rear gardens with driveway parking for two cars, this home offers a wonderful balance of indoor and outdoor living. The generous open plan living and dining space creates a welcoming heart to the home, filled with natural light and perfectly suited to both everyday family life and relaxed entertaining. The rear garden provides an inviting setting for children to play, summer dining or simply enjoying a peaceful moment outdoors.

The accommodation has been thoughtfully arranged to provide comfortable and practical living throughout. A porch leads into the spacious lounge and dining room where patio doors open directly onto the rear garden, creating a seamless connection between inside and out. The kitchen is well positioned with its own door to the garden, making outdoor dining and day to day living especially convenient. Upstairs, the bedrooms offer flexible space for family life, home working or guests, while the family bathroom serves the first floor.

Situated within the popular residential area of Cimla, the property enjoys easy access to a range of everyday amenities including local shops, cafés and supermarkets. Families will appreciate the choice of well regarded

Main dwelling



UPVC front door into:

Porch 4'10" x 5'9" (1.48 x 1.77)



Dual aspect windows and door into:

Lounge/diner 23'11" x 14'7" (7.31 x 4.47)



A bright and versatile living space featuring a bay window to the front, patio doors opening onto the rear garden, and useful storage cupboards. A gas fire creates a focal point, with two radiators ensuring a comfortable setting.





Kitchen 10'7" x 6'3" (3.24 x 1.92)



Landing 5'11" x 7'10" (1.82 x 2.39)



Contemporary kitchen fitted with a range of grey base and wall units, coordinating worktops and space for essential appliances. A window and door to the rear provide plenty of natural light and easy garden access, with a further window opening through to the dining area.



Window to the side.

Bedroom 1 14'6" x 8'4" (4.44 x 2.56)



A comfortable bedroom featuring a window to the front, coving detail and a radiator.



Bedroom 2 9'3" x 8'5" (2.83 x 2.57)



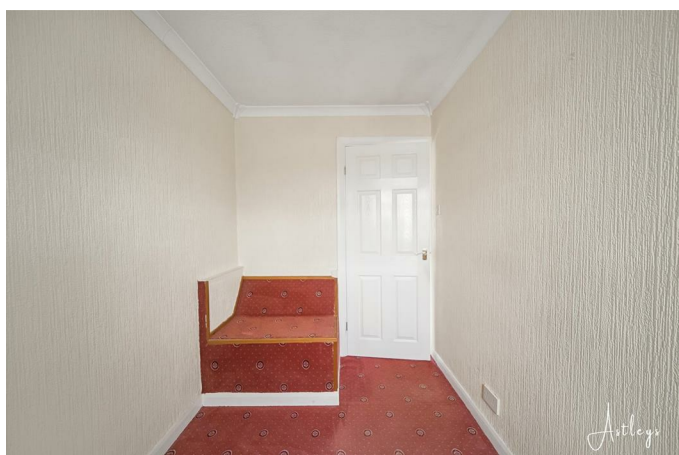
A comfortable bedroom with a window overlooking the rear, complemented by coving detail and a radiator.



Bedroom 3 5'11" x 10'1" (1.81 x 3.09)



A bright and inviting bedroom with a front facing window, charming coving detail and a radiator.



Family bathroom 5'9" x 5'5" (1.77 x 1.67)



A practical family bathroom fitted with a white suite comprising low level WC, bath and vanity unit sink. Finished with cushioned flooring, heated towel rail and a rear facing window providing natural light.

Garden



A charming rear garden with patio area, steps leading to a lawned section and decking area, complemented by a selection of established shrubs. The property also benefits from driveway parking for two cars and a useful storage shed.



Drive/shed



Drone

Agents notes

Neath Port Talbot Council Tax Band: C

Annual Price:

£2,259

This property is currently leasehold whilst the freehold is being purchased.

Agents notes

Conservation Area :

No

Flood Risk;

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.22 acres (3 Plots)

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

5 Mbps

Superfast

70 Mbps

Ultrafast

1800 Mbps

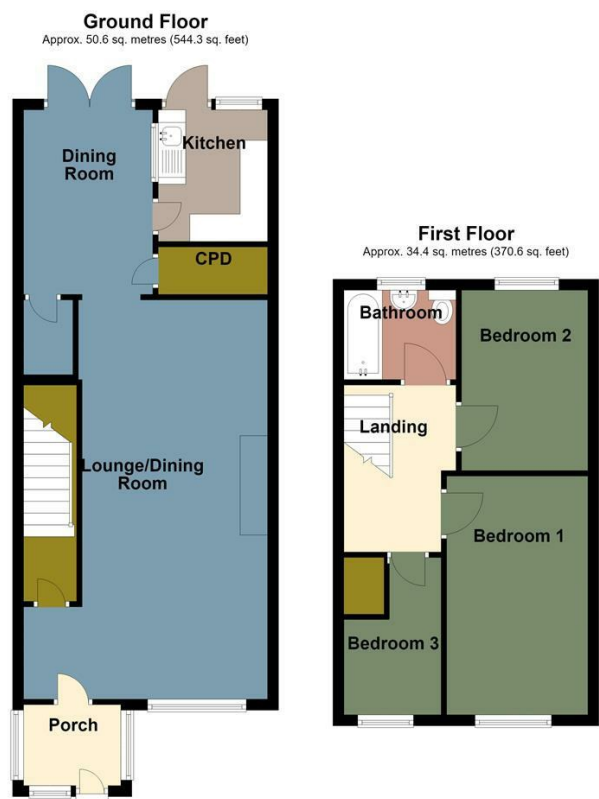
Satellite / Fibre TV Availability:

BT

Sky

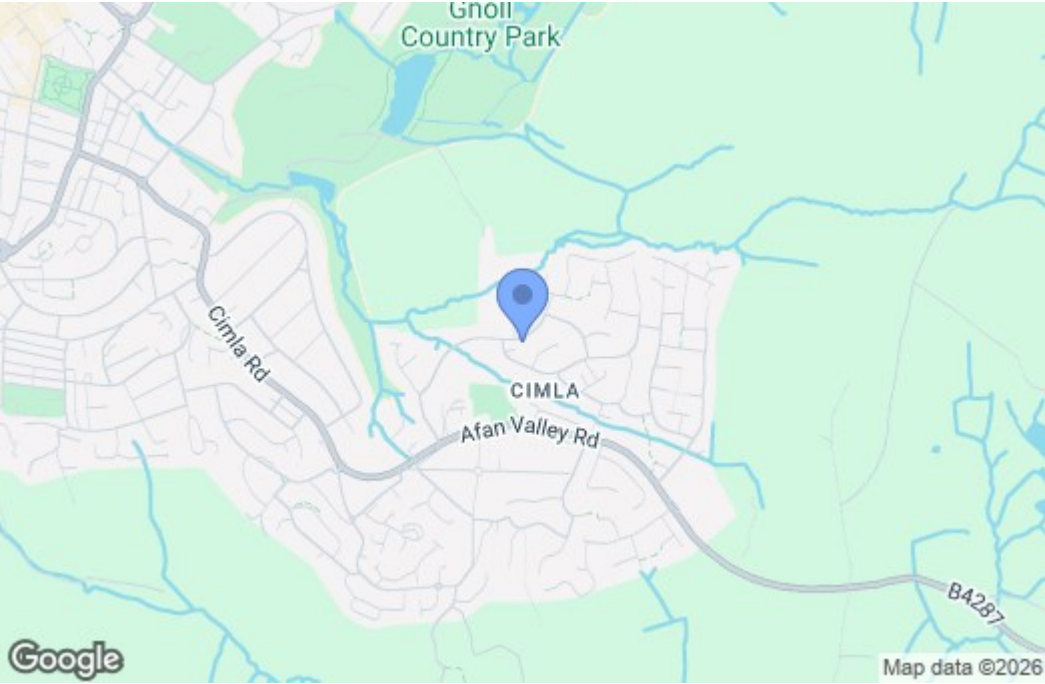
Virgin

Floor Plan

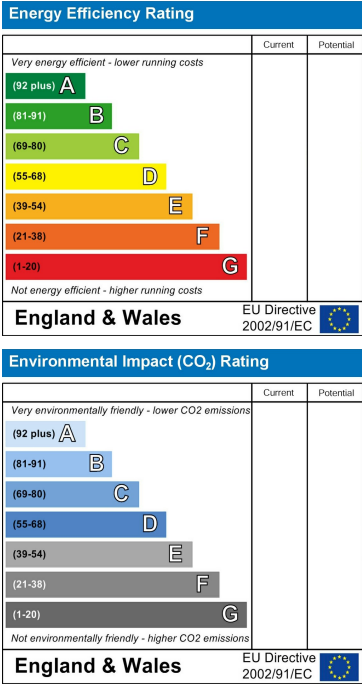


Total area: approx. 85.0 sq. metres (914.9 sq. feet)

Area Map



Energy Efficiency Graph



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