



8 Cimla Court, Neath, SA11 3TT

Offers In The Region Of £499,950

A beautifully presented and spacious 5/6 bedroom detached property offering flexible accommodation across three light-filled floors. Ideally suited for modern family living, this home benefits from vacant possession and no onward chain, the ground floor includes an integrated garage, a playroom and a cloakroom, providing versatile spaces for work, relaxation, or family activities. The driveway offers off-road parking for up to four vehicles, to the rear, enjoy a low-maintenance enclosed garden featuring a mix of patio, artificial lawn, and decking, perfect for outdoor entertaining. A balcony to the front adds further appeal and outdoor space, the main bedroom is a standout feature, boasting a private dressing area and a luxurious ensuite bathroom. With five further bedrooms, an integral gym area, a study (or optional reception spaces), there is ample room for larger families or guests, located in the heart of Cimla, this property is ideally situated for access to excellent local schools, amenities.

Main dwelling



Entrance hallway 8'2" x 5'6" (2.5 x 1.7)

Composite front door into hallway, window to front and radiator.

Cloakroom 5'6" x 3'3" (1.7 x 1)



Tiled floor, low level w/c, upright heated radiator and sink on vanity unit.

Playroom/bed 6 12'1" x 12'9" (3.7 x 3.9)



Window to the front and radiator

1st floor landing 11'9" x 13'5" (3.6 x 4.1)



With double doors to front balcony, 2 x windows, radiator and stairs to upper floor

Kitchen/diner 19'0" x 12'9" (narrowing to 4'7") (5.8 x 3.9 (narrowing to 1.4))



A range of cream base and wall units with coordinating work surfaces, stainless steel sink and drainer, part tiled walls and flooring, integrated fridge freezer, dishwasher and wine cooler, gas hob, electric oven and extractor fan over, radiator x 2, patio doors to balcony, window to side, patio doors to rear.



Balcony



Utility room 7'6" x 4'11" (2.3 x 1.5)



Part tiled walls, stainless steel sink and drainer, radiator, window to side, tiled floor, space for washing machine and tumble dryer.

Main living room 23'11" x 12'9" (7.3 x 3.9)



Herringbone flooring, 2 x radiators, air conditioning unit, patio doors to the rear, window to front.

Virtually Furnished main living room



Cloakroom 7'6" x 3'7" (2.3 x 1.1)



Upright heated radiator, tiled floor, low level w/c and sink.

Study 13'1" x 7'10" (4.0 x 2.4)



Patio doors to rear, radiator and herringbone floor.

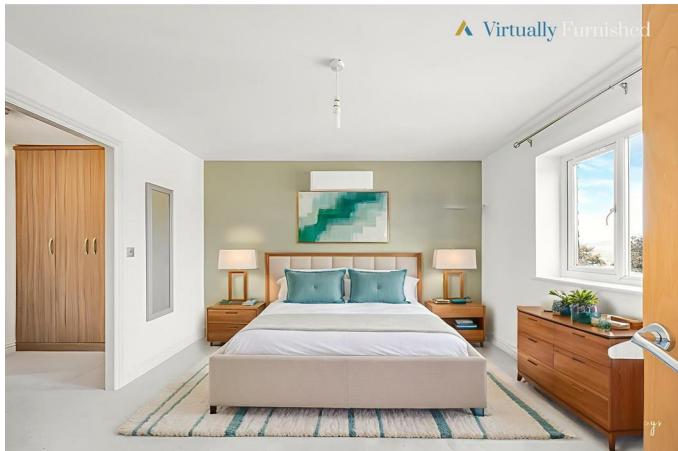
2nd floor landing 12'1" x 12'9" (3.7 x 3.9)



Bedroom 1 dressing room 5'6" x 5'6" (1.7 x 1.7)



Virtually Furnished bedroom 1 12'1" x 13'1" (3.7 x 4)



Single fitted wardrobe and chest of drawer unit, window to front, radiator and air conditioning unit, through to dressing room.

Walk in dressing room with a range of coordinating fitted wardrobes.

En suite 8'10" x 5'6" (2.7 x 1.7)



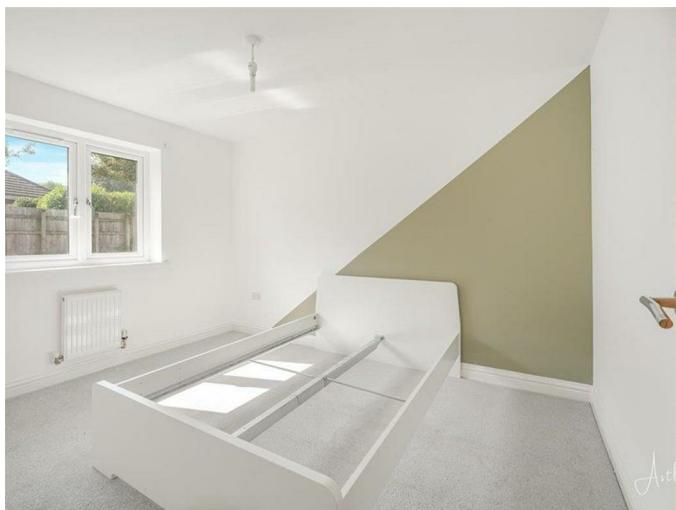
Bath, corner shower, low level w/c, sink on vanity unit, fully tiled walls, upright heated radiator, window to the side.

Bedroom 2 12'9" x 8'6" (narrowing to 6'10") (3.9 x 2.6 (narrowing to 2.1))



Window to front and radiator.

Bedroom 3 13'5" x 8'6" (4.1 x 2.6)



Window to rear and radiator.

Virtually Furnished Bedroom 4 8'10" x 11'9" (2.7 x 3.6)



Window to rear and radiator.

Bedroom 5 7'10" x 8'6" (2.4 x 2.6)



Window to rear and radiator.

Main bathroom 6'2" x 9'6" (1.9 x 2.9)



Outside



Fully tiled walls and floor, corner shower, bath and low level w/c, double sinks on vanity units, window to rear, upright heated radiator, storage cupboard with combi boiler and shelving.

Outside



Integrated garage with up and over door, access from the entrance hall, enclosed rear garden with patio, artificial grass and decked areas, ample parking to the front of the property with resin driveway.



Gym 11'5" x 22'3" (3.5 x 6.8)



Accessed via the integral garage, a spacious gym with laminate flooring.



Main dwelling front view



Local walks



Local walks



Agents notes

Neath Port Talbot Council Tax Band: G

Annual Price: £4,068

Agents notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

2,680 ft 2 / 249 m 2

Plot size:

0.14 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

14 Mbps

Superfast

76 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

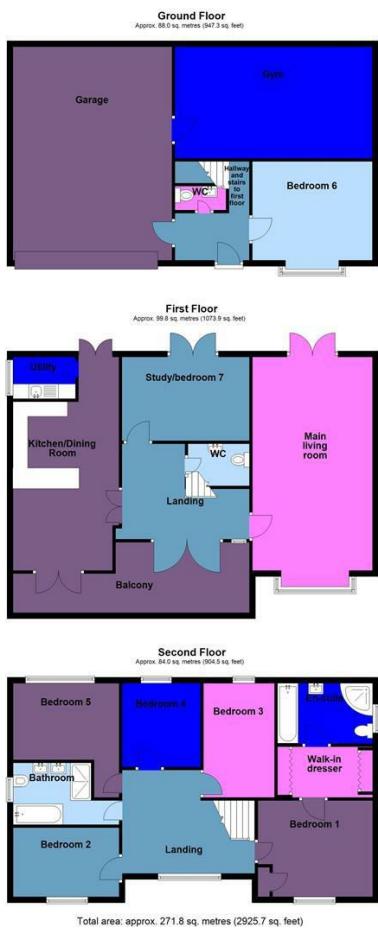
Sky

Virgin

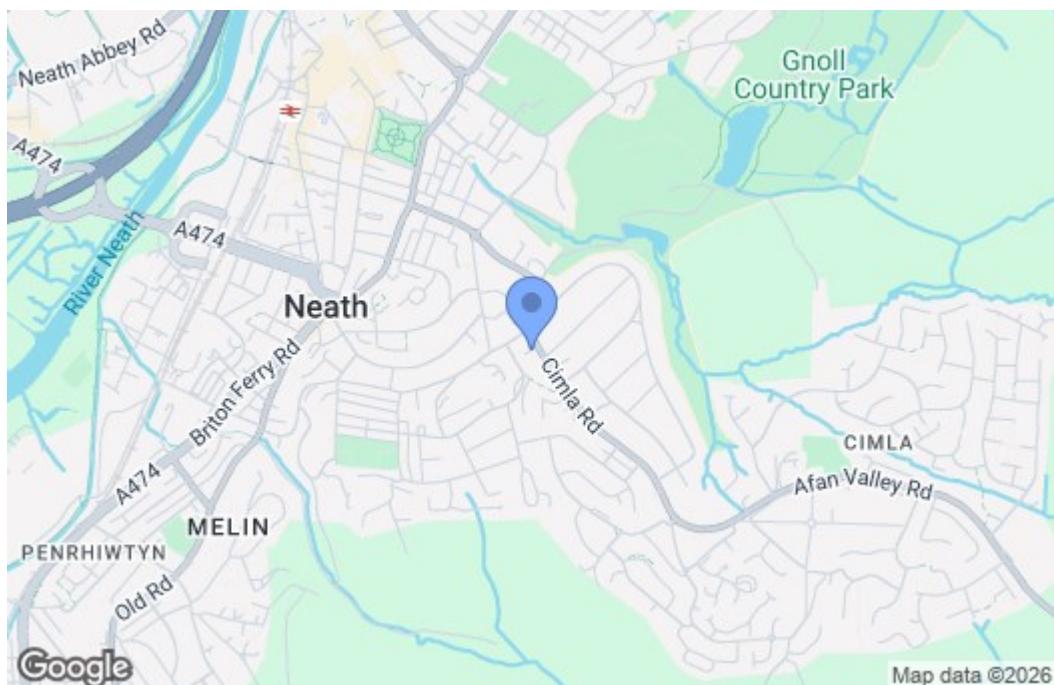
Agents notes

Hive heating system to the ground and 1st floor and
2nd floor is controlled by it's own heating system.

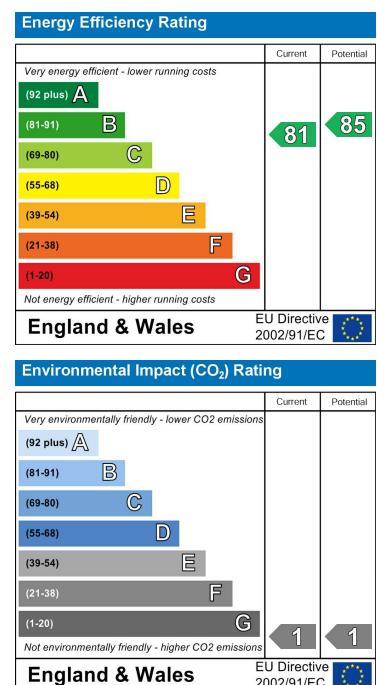
Floor Plan



Area Map



Energy Efficiency Graph



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