

112 Cimla Crescent, Neath, Glamorgan, SA11 3NP

Price £299,950

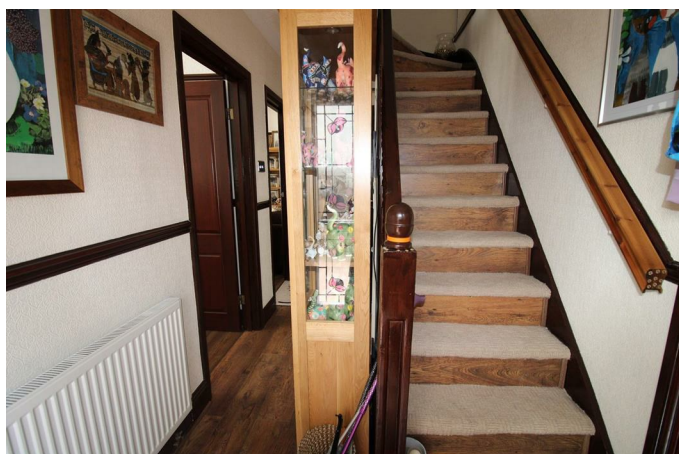
Situated within a much sought after location on the fringe of the Gnoll Country Park, close to local primary and comprehensive schools and within walking distance of all amenities and facilities at Neath Town Centre, a semi-detached family home that is very well presented by the present owners, benefitting from full gas central heating and double glazing throughout and accommodation over 2 floors to include cloakroom, lounge, living room, dining area and kitchen to the ground floor and 3 bedrooms and bathroom/w.c. to the first floor. Outside, there is a parking to the side driveway leading to single detached garage and enclosed beautifully manicured garden to the rear with detached brick built summer house which is a wonderful asset to the property suitable for a variety of uses including home office, additional reception room, gym etc. The property backs onto the popular Gnoll Country Park and is highly recommended for viewing.

Main Dwelling



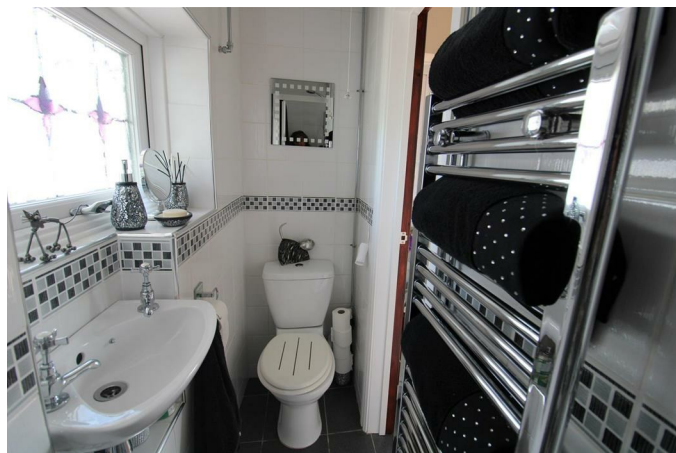
Side Entrance door into:

Entrance hallway



With laminate flooring, coved ceiling, understairs storage cupboard, radiator, dado rail and stairs to first floor.

Shower Room

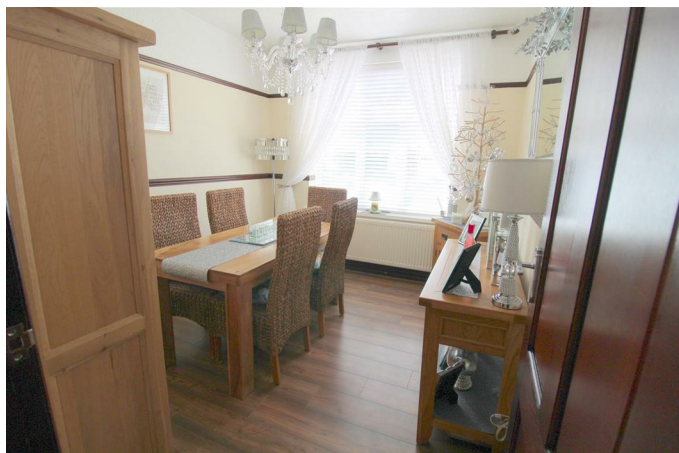


3 piece suite in white comprising fitted shower cubicle, small wash hand basin, low level w.c., part tiled walls, tiled floor, heated towel rail, stained glass window to rear.

Another angle of shower room



Second Lounge/Dining room 11'4" x 9'5" (3.46m x 2.88m)

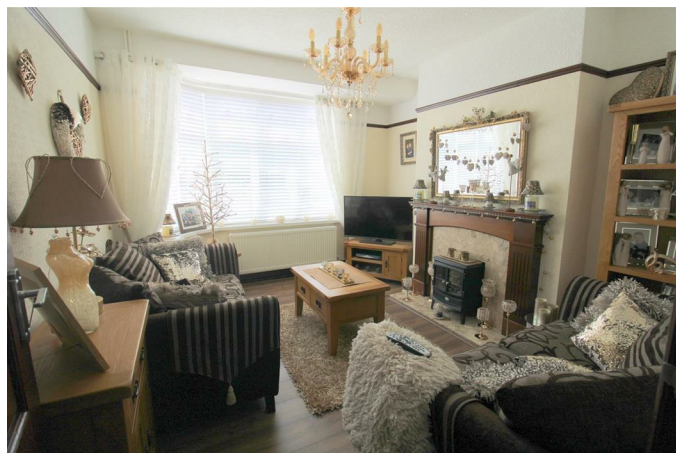


With laminate flooring, radiator, double glazed window to front, dado and picture rail.

Another view of Second lounge/dining room `(`)

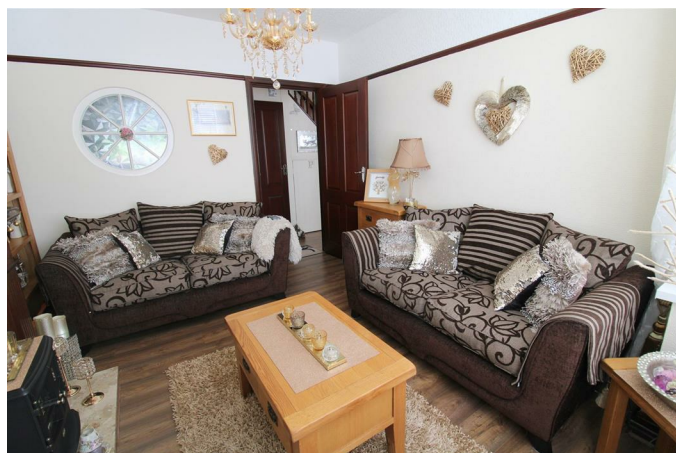


Living room 13'3" x 10'11" (4.04m x 3.35m)



With Mahogany feature fireplace incorporating electric log burner effect fire with marble effect insert and hearth, laminate flooring, radiator, picture rail, double glazed bay window to front.

Another view of Living Room

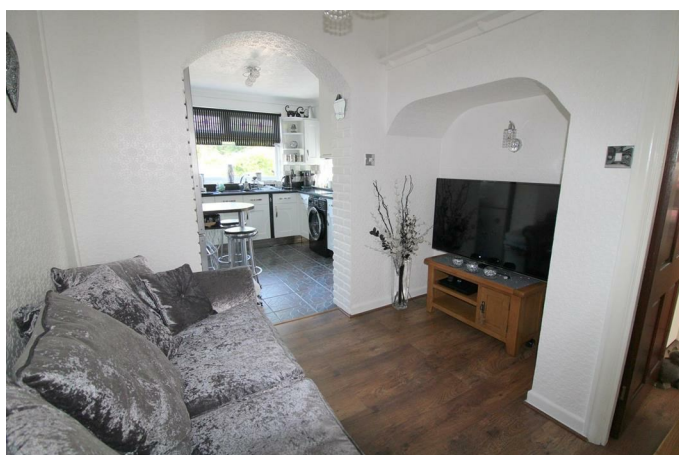


Dining Area 9'3" x 8'8" (2.83m x 2.66m)



With laminate flooring, fitted plate rack, radiator, opening to:

Another view of dining area



Kitchen 9'10" x 9'10" (3.02m x 3.01m)



Fitted with range of base and wall units in white with black solid granite worktops, space for cooker, washing machine and fridge/freezer, fitted breakfast bar, black sink unit, wall mounted glass display cabinets, part tiled walls, tiled floor, double glazed windows to rear and side, radiator, double glazed door to rear garden.

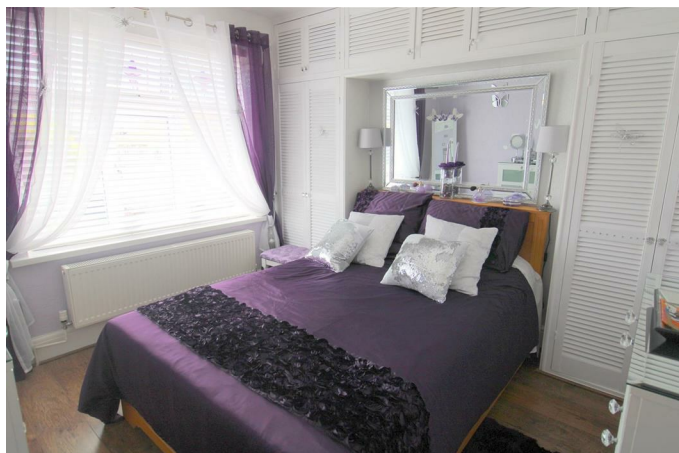
Another view of kitchen



FIRST FLOOR

Landing area with fitted airing cupboard housing wall mounted gas combination central heating boiler.

Bedroom one 11'0" x 10'0" (3.37m x 3.06m)



With range of fitted wardrobes with overhead cupboards with louvred doors, double glazed window to front, picture rail, radiator.

Further view of bedroom one

Bedroom two 9'1" x 9'1" (2.78m x 2.78m)



With range of fitted wardrobes in cream incorporating dressing table and chest of drawers, double glazed window to front, radiator, picture rail, laminate flooring, radiator.

Another angle of bedroom two



Bedroom three 9'0" x 7'2" (2.76m x 2.19m)



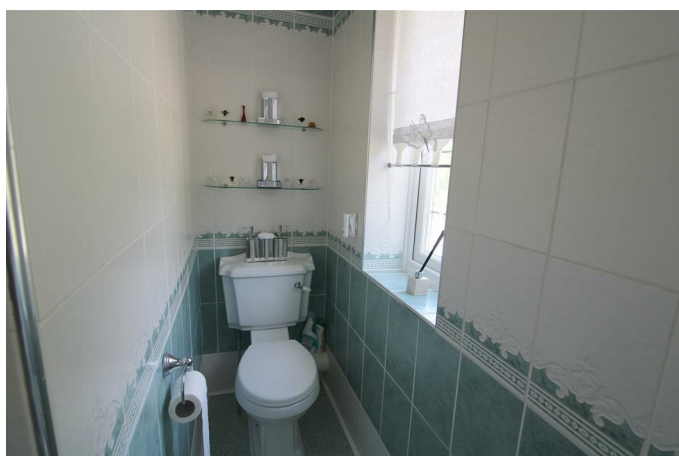
With laminate flooring, double glazed window to rear, radiator, picture rail, access to roof space which is partly boarded.

Bathroom/w.c. 10'5" x 8'9" (3.20m x 2.69m)



With 3 piece suite in white comprising double headed bath with shower over and shower attachment to taps, sink on pedestal vanity unit, separate w.c., fully tiled walls, cushion flooring, 2 double glazed windows to rear, heated towel rail, coved ceiling.

Another view of bathroom/w.c.



Outside



Front garden is shingled bordered by shrubs. Brick driveway providing off road parking, leading to single detached garage with power, light and personal access door. Side gate to beautifully laid out good size rear garden which backs onto the Groll Country park, with private patio area, steps down to mainly shingled garden areas with mature trees and shrubs. There is a brick built summer house which is suitable for a variety of uses, such as home office/playroom/gym or additional reception room.

Another view of rear garden



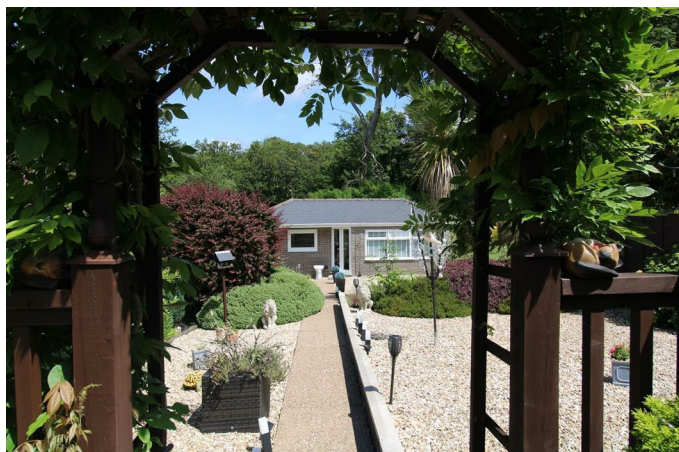
View to rear of property



Inside of Summer house



Another angle of rear garden



Another view of inside of summer house



Rear patio area

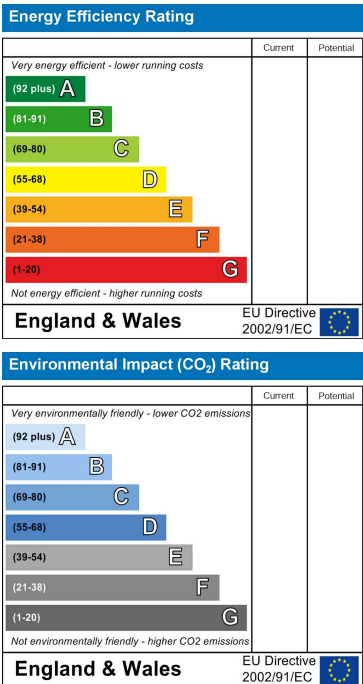


Floor Plan

Area Map



Energy Efficiency Graph



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