



37 Heol Uchaf, Neath, Glamorgan, SA11 3SW

Best Offers Over £155,000

A detached 3 bedroom bungalow set in a cul-de-sac in the popular location of Cimla. Situated within close proximity to schools, Neath Port Talbot College and a short drive from all facilities and amenities at Neath Town Centre. A detached bungalow which benefits from central heating and double glazing, hall, lounge,, fitted kitchen with breakfast area, 3 bedrooms both with a range of fitted wardrobes and family bathroom, lawn garden to front with driveway affording parking for several cars, enclosed rear garden.

Main Dwelling



Entrance via Upvc door into;

Lounge 15'6" x 11'11" (4.73 x 3.64)



With window to front, wooden feature fire surround incorporating marble hearth and inset with gs fire (not checked) and radiator.

Kitchen 8'9" x 9'7" (2.67 x 2.93)



Fitted with ample base and wall units to include: room for cooker and washing machine, sink drainer, space for breakfast table and rear access door to side.

Inner hallway 5'8" x 8'0" (1.73 x 2.46)

Storage cupboard housing the wall mounted boiler which was installed in 2021, with built-in shelves.

Main bedroom 10'1" x 6'8" (3.09 x 2.04)



Fitted with floor to ceiling mirrored sliding wardrobes, window over looking the rear garden and radiator.

Bedroom 2 9'8" x 9'11" (2.97 x 3.03)



Fitted wardrobes with overhead units, window to rear and radiator.

Bedroom 3 9'3" x 8'0" (2.84 x 2.45)

With window to side and radiator.

Bathroom 7'4" x 9'11" (2.24 x 3.03)



Fitted with panel bath with shower over, wash hand basin, low level w/c, window to side and radiator.

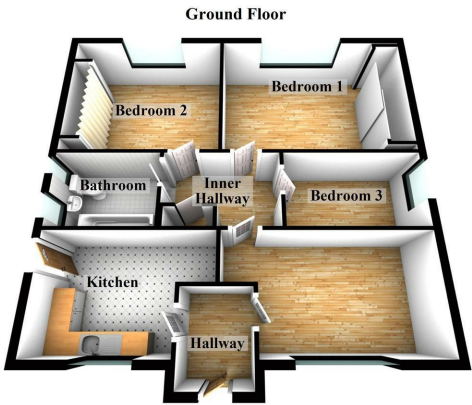
Rear Garden



Rear view of property



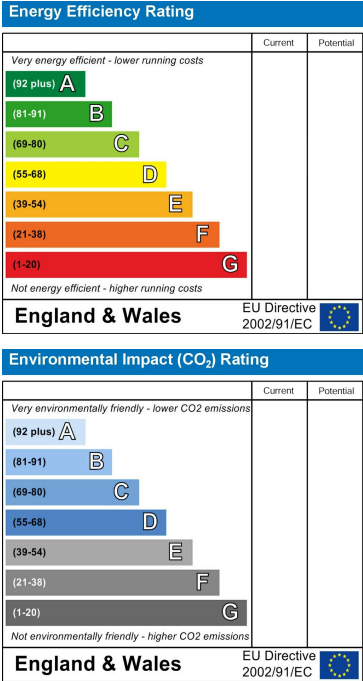
Floor Plan



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.