



## 55 Glannant way, Cimla, Neath, SA11 3YP

**Offers In The Region Of £195,000**

Situated in a popular residential location, this attractive three-bedroom semi-detached property offers spacious and versatile accommodation, ideal for growing families, first-time buyers, or investors alike.

Upon entering, the property welcomes you with a bright and inviting atmosphere. The ground floor features a well-appointed kitchen with access to a practical utility room, a convenient downstairs cloakroom, and internal access to the garage, which benefits from both power and lighting, providing excellent storage or workshop potential.

To the first floor, the property boasts three well-proportioned bedrooms along with a modern family bathroom, offering comfortable living accommodation throughout.

## Main Dwelling

Enter through composite door into:

**Hallway 18'96 x 4'21 (5.49m x 1.22m)**



With cushioned flooring, stairs to first floor and radiator.

**Lounge 12'97 x 13'31 (3.66m x 3.96m)**



Cosy lounge with large bay window to front, radiator, coved ceiling, electric fire (not tested) with arch way into dining room.

## Lounge



**Dining room 10'90 x 8'92 (3.05m x 2.44m)**



With radiator, coved ceiling and doors into sun room.

## Dining room



### Sun room



With laminate flooring, radiator, covered ceiling, window to rear and sliding doors to rear garden.

### Sun room



### Kitchen 10'85 x 7'38 x 13'28 (3.05m x 2.13m x 3.96m)



Fitted with base and wall units in white with coordinating work surfaces to include, stainless steel sink and drainer, tiled flooring, part tiled walls, space for fridge/freezer and dishwasher, gas hob with electric oven, covered ceiling, window to rear, radiator and door to garage.

### Kitchen



### Kitchen



### Utility Room 3'55 x 4'91 (0.91m x 1.22m)



With tiled flooring, coved ceiling and door to rear garden.

### Cloakroom 3'11 x 3'51 (1.19m x 0.91m)



Fitted with two piece suite to include, low level wc, wash hand basin, cushioned flooring and window to side.

### Landing 7'96 x 6'42 (2.13m x 1.83m)



With large window to side and coved ceiling.

**Bedroom 1 12'98 x 9'96 (3.66m x 2.74m)**



Double bedroom with large window to front, radiator and covered ceiling.

**Bedroom 1**

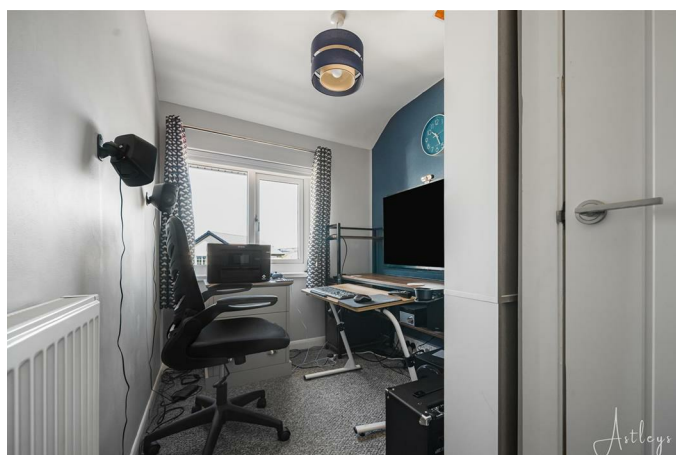


**Bedroom 2 10'86 x 9'98 (3.05m x 2.74m)**



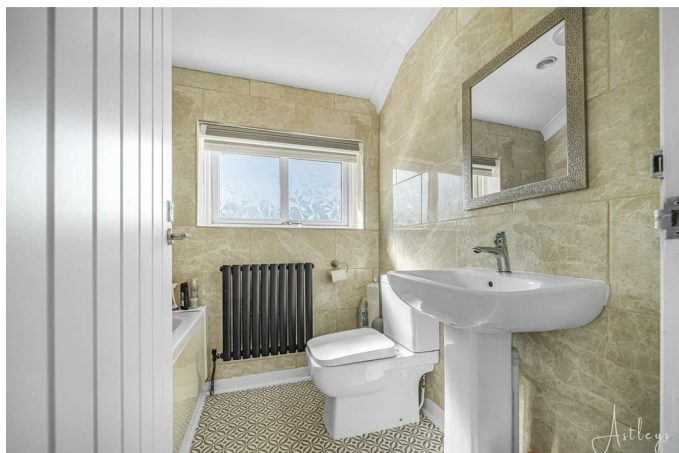
With storage cupboard, radiator and window to rear.

**Bedroom 3/Office 9'81 x 6'45 (2.74m x 1.83m)**



With storage cupboard, radiator and window to front.

### Bathroom 6'32 x 5'80 (1.83m x 1.52m)



Fitted with three piece suite to include panelled bath with shower over, low level wc, pedestal wash hand basin, cushioned flooring, fully tiled walls, radiator and window to rear.

### Bathroom



### Garden



Enclosed rear garden with laid to lawn and patio.

### Garden



### Garden



## Drone



### Agents Notes

Neath Port Talbot Council Tax Band: C Annual Price: £2,259

### Agents Notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

957 ft 2 / 89 m 2

Plot size:

0.05 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

6 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

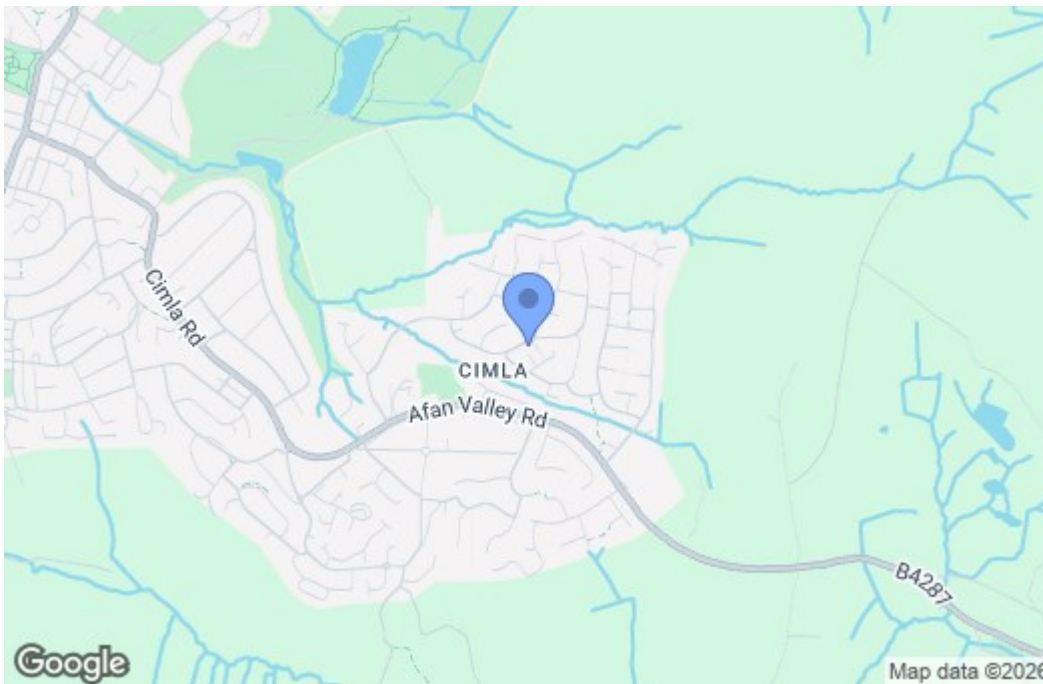
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Sky

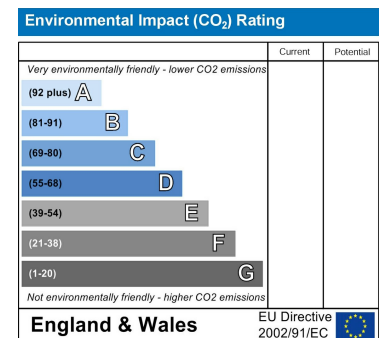
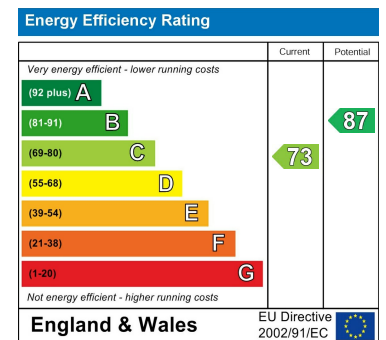
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## Floor Plan

## Area Map



## Energy Efficiency Graph



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