

## 62 Brynau Wood, Cimla, Neath, SA11 3YQ

**Offers In The Region Of £219,950**

Nestled in the popular area of Cimla, this delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking a family home in a vibrant community. The property is ideally situated within a residential housing development, offering convenient access to local schools and the picturesque Gnoll Country Park, perfect for leisurely walks and outdoor activities. Additionally, Neath Town Centre, with its array of amenities, is just a short distance away. Upon entering the home, you will find a reception room that provide ample space for relaxation and entertaining. The lounge is a welcoming area, while a kitchen/diner offers a perfect setting for family meals or gatherings with friends as well as a conservatory. The first floor comprises of three bedrooms, providing comfortable accommodation for family members or guests. A bathroom completes this level, ensuring convenience for daily routines. Outside, the property features a good-sized enclosed garden to the rear. The driveway offers parking for two cars. This semi-detached house is a fantastic opportunity for those looking to create their dream home in a sought-after location.

## Main Dwelling



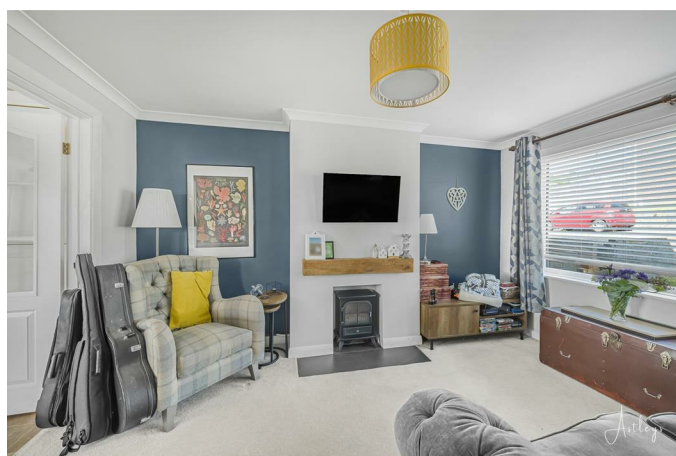
Enter through composite door into:

**Hallway 13'22 x 5'44 (3.96m x 1.52m)**



With coved ceiling, radiator and stairs to first floor.

**Lounge 9'33 x widening to 10'40 x 13'23 (2.74m x widening to 3.05m x 3.96m)**



Cosy lounge with large double glazed window to front, radiator, and coved ceiling.

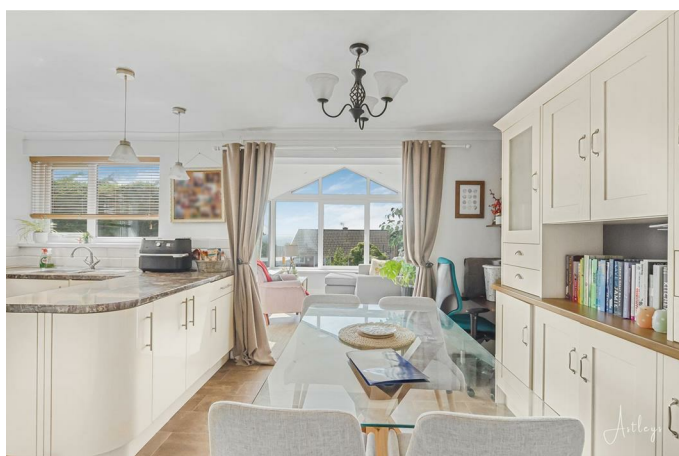
## Lounge



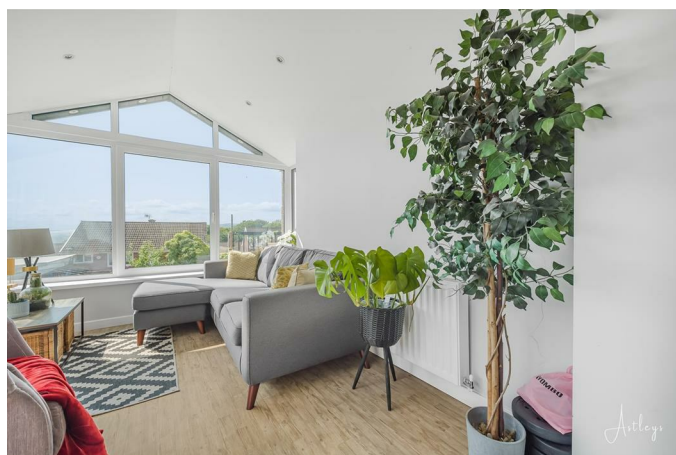
### Kitchen/Diner 16'52 x 11'11 (4.88m x 3.63m)



Fitted with base and wall units in cream high gloss with coordinating work surfaces to include, gas hob with electric oven, space for washing machine and tumble dryer, stainless steel sink and drainer, integrated fridge/freezer, cushioned flooring, window to side/rear and coved ceiling.



### Conservatory 9'60 x 12'36 (2.74m x 3.66m)



With cushioned flooring and door to rear garden.



**Bedroom one 9'76 x 12'56 (2.74m x 3.66m)**



Double bedroom with double glazed window to front and radiator.



**Landing 5'69 x 8'32 (1.52m x 2.44m)**



With coved ceiling and attic hatch with pull down ladder.

**Bedroom two 8'95 x 9'11 (2.44m x 3.02m)**



Double bedroom with radiator, coved ceiling, storage cupboard, and double glazed window to rear.



**Bedroom three 6'29 x 6'14 (1.83m x 1.83m)**



With coved ceiling, storage shelving and double glazed window to front.

**Bathroom 7'16 x 5'94 (2.13m x 1.52m)**



With three piece suite in white to include, low level wc, sink in vanity unit, panelled bath with shower over, cushioned flooring, upright radiator

#### Outside



Enclosed rear garden with patio area, laid to lawn and storage shed.



**Drone image**



**Agents Notes**

Mobile coverage:

EE

Vodafone

Three

O2

**Agents Notes**

Council tax band - C

Annual Price: £2,170

Conservation Area : No

Flood Risk

River : Very low

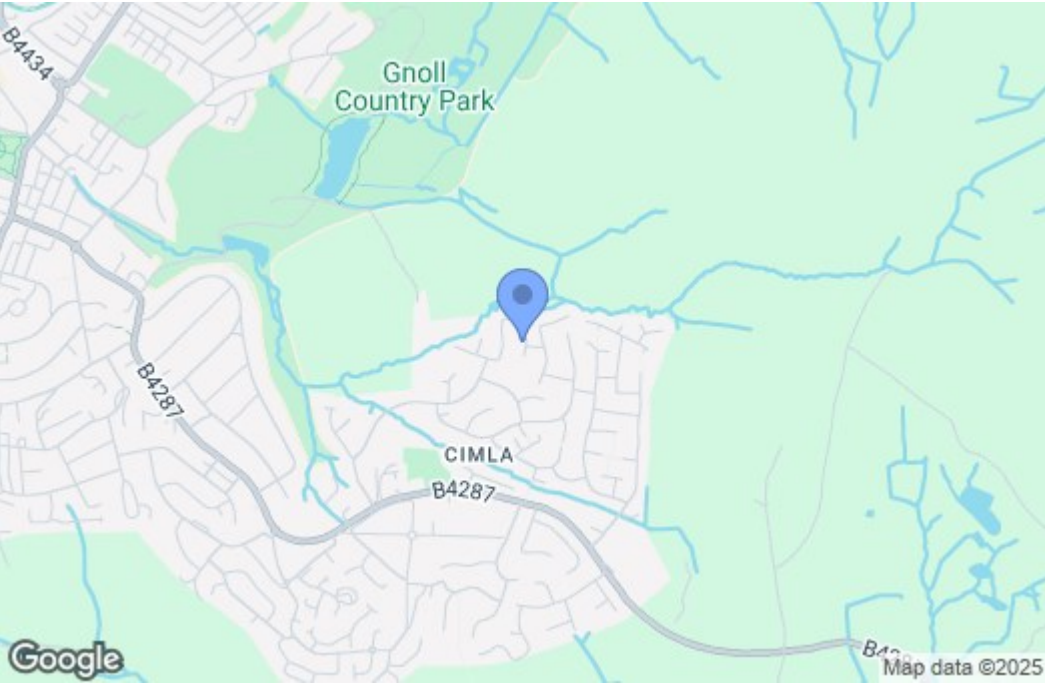
Seas : Very low

Floor Plan

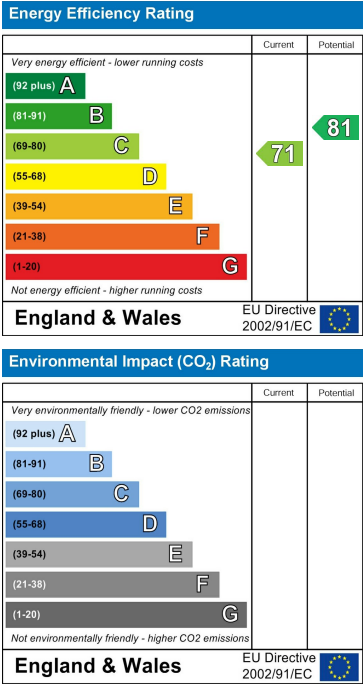


Total area: approx. 86.0 sq. metres (925.7 sq. feet)

Area Map



Energy Efficiency Graph



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