



## 8 Oak View, Cilfrew, Neath, SA10 8LU

**Offers In The Region Of £249,950**

Beautifully renovated & spacious home with stunning views, this vacant, newly renovated and bright property offers an abundance of space, character, and functionality. With two generous lounges, a dedicated dressing room, and plenty of storage throughout, this home is ideal for comfortable modern living. The spacious kitchen provides many integrated appliances plus a bio oil feature fireplace.

Enjoy beautiful views from multiple rooms, adding a sense of peace and openness to your everyday life. Outside, you'll find a large, enclosed garden—perfect for relaxing, entertaining, or family activities.

This property truly is a must-see gem, combining style, space, and scenery in a desirable setting.



## Main dwelling



## Kitchen 20'9 x 13'3 (6.32m x 4.04m)



Composite side door into kitchen with a range of white wall and base units with granite worktop and solid oak flooring. Large cupboard housing boiler, stainless steel sink with drainer and mixer tap, integrated dishwasher, electric oven and 6 ring burner with extractor fan, freestanding fridge/freezer and washing machine. Bio oil feature fireplace, spotlights to the ceiling, window to side, 2 x radiators.



## Kitchen



## Main lounge 19'4 x 12'5 (5.89m x 3.78m)



Patio doors to back garden, windows to side and back, spotlight to the ceiling, solid oak flooring, radiator.



**Cloakroom 2' x 3' (0.61m x 0.91m)**



Leading from the kitchen into the second lounge, white w/c with sink over. Spotlights to the ceiling and solid oak floor.

**Pantry/storage cupboard 2' x 3' (0.61m x 0.91m)**

Cupboard opposite the cloakroom, shelving and solid oak flooring.

**Second reception room 12'6 x 11' (3.81m x 3.35m)**



Front lounge with solid oak flooring, spotlights to the ceiling, window to the front and radiator.

**Entrance hallway/stairs 2'8 x 2'10 (0.81m x 0.86m)**



Composite front door into hallway with radiator and door into second lounge.

**Dressing area 12'3 x 11'5 (3.73m x 3.48m)**



Solid oak flooring, inbuilt wardrobes/storage, oak flooring and window to side.

**Ensuite 8'5 x 2'6 (2.57m x 0.76m)**



White sink unit with low level w/c, shower unit with black tiles and spotlights to the ceiling.

**Bedroom 1 12'7 x 10'3 (3.84m x 3.12m)**



leading from the dressing area with a step down to bedroom with solid oak flooring, spotlights to the ceiling, Window to the back, beamed ceiling and radiator.





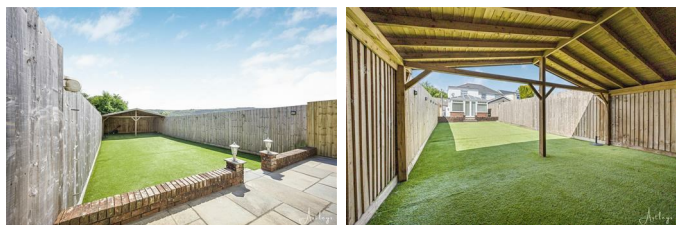
**Bedroom 2 15'9 (into alcove) x 10' (4.80m (into alcove) x 3.05m)**



Solid oak flooring, spotlights to the ceiling, window to the front and radiator.



## Garden



Patio doors from the main lounge onto a patio area with a step down to Astro turfed lawned area with a wooden gazebo at the bottom of the garden. Side access to the front of the property.

## Drone



## Agents notes

Neath Port Talbot Council Tax Band: D  
Annual Price: £2,441

## Agents notes

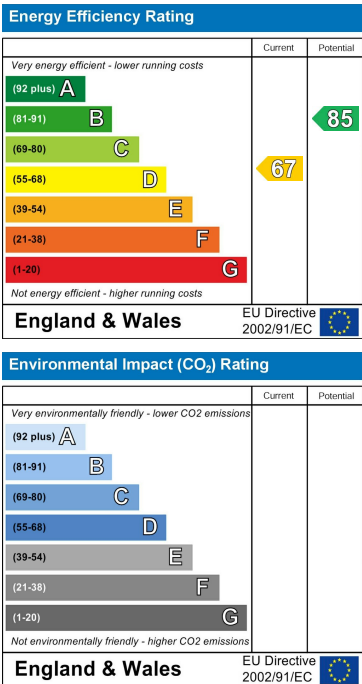
Conservation Area :No  
Flood Risk:  
River : Very low  
Seas : Very low  
Floor Area:  
1,194 ft 2 / 111 m 2  
Plot size:  
0.06 acres

Floor Plan

Area Map



Energy Efficiency Graph



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