



25 Chestnut, Road,, Lower Cimla, Neath,, Glamorgan, SA11 3PA

Offers Over £265,000

Situated in the much sought after residential location of Lower Cimla, being on the fringe of the popular Gnock Country Park, local schools and a short distance from all amenities and facilities at Neath Town Centre, an extended semi-detached family home that is extremely well presented to a high standard by the present owners, offering accommodation over 2 floors, which benefits from full gas central heating and double glazing and comprises open plan living/sitting room, sun room, beautifully fitted kitchen and cloakroom to the ground floor and 3 bedrooms and extended bathroom/w.c. to the first floor. Externally, there is ample parking to the block paved driveway and beautifully landscaped rear garden.

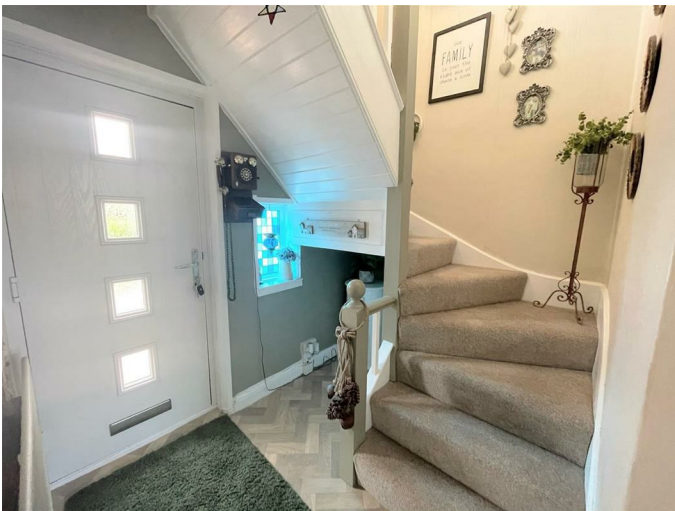
Composite front entrance door into:



Lounge area 11'3" x 10'9" (3.443m x 3.290m)



Entrance hallway 9'2" x 7'11" (2.79m x 2.41m)



With double glazed window to front, laminate flooring, picture rail, radiator, opening into:



With cushion flooring, radiator, understairs cupboard, stairs to first floor.

Living Area 11'0" x 10'4" (3.358m x 3.173m)



With beautiful original white feature fireplace with marble insert and hearth and electric mock log burner, picture rail, cushion flooring, opening to:

Sun Room 11'7" x 10'7" (3.550m x 3.237m)



With laminate flooring, radiator, french doors to rear garden.

Kitchen 12'8" x 12'6" (3.885m x 3.825m)



Fitted with a range of base and wall units in high-gloss black with granite work surfaces, built-in electric oven, ceramic hob with extractor canopy over, space for washing machine and dishwasher, cushion flooring, radiator, coved ceiling, double glazed window and door to rear, Worcester combination gas central heating boiler.



Cloakroom



2 piece suite in white comprising wash hand basin and w.c., double glazed window to front, cushion flooring, part tiled walls.

FIRST FLOOR

Landing area 12'8" x 8'9" (3.870m x 2.677m)



With double glazed window to front.

Bedroom one 11'9" x 10'6" (3.590m x 3.205m)



With double glazed window to front, radiator, picture rail.



Bedroom two 9'8" x 8'3" (2.961m x 2.535m)



With built-in wardrobes and cupboards, double glazed window to rear, radiator.

Bedroom three 13'8" x 6'3" (4.166m x 1.924m)



With double glazed window to rear, radiator, coved ceiling.



Bathroom/w.c. 10'7" x 10'7" (3.23m x 3.23m)



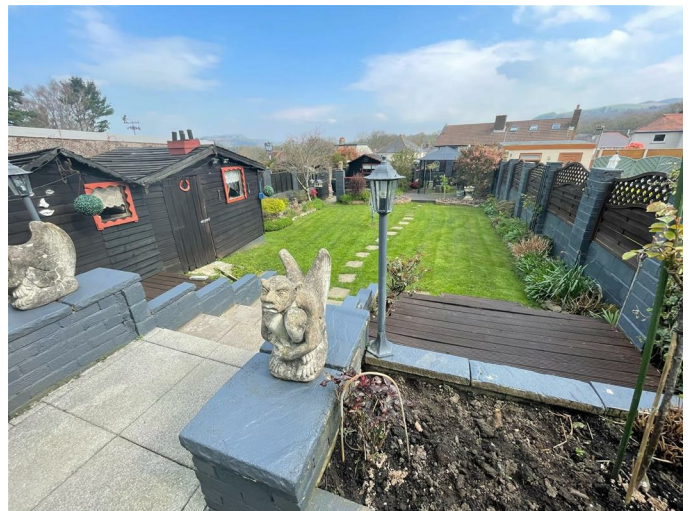
With 4 piece suite in white comprising roll top freestanding bath, sink on vanity unit, shower cubicle, w.c., cushion flooring, heated towel rail, part tiled walls, double glazed window to front.



Outside



Front driveway offering ample off-road parking. Side access gate to beautifully landscaped enclosed garden area with sun patio and gazebo, steps down to lawn, raised flower borders, rockery areas and timber decking. There are two timber storage sheds and outside water tap.

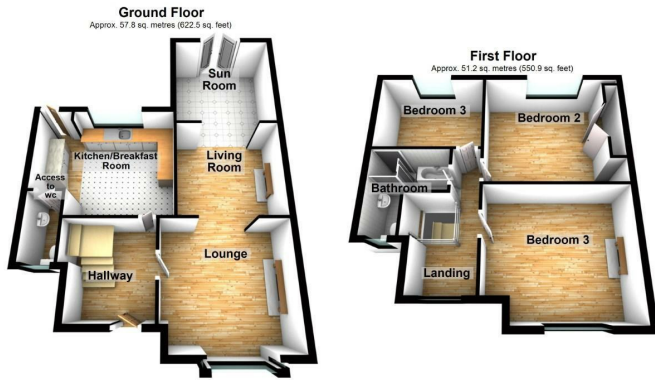




AGENTS NOTE

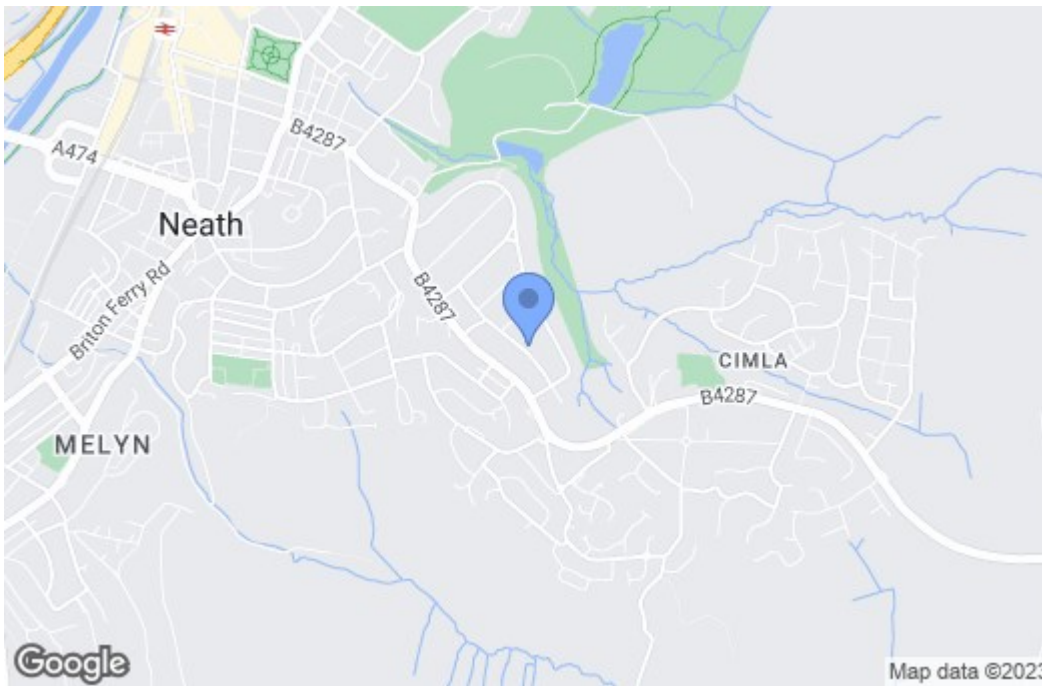
Council Tax Band D with an approximate annual payment of £2012.

Floor Plan

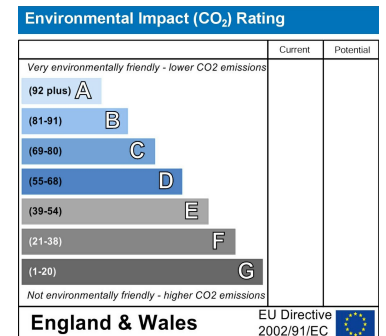
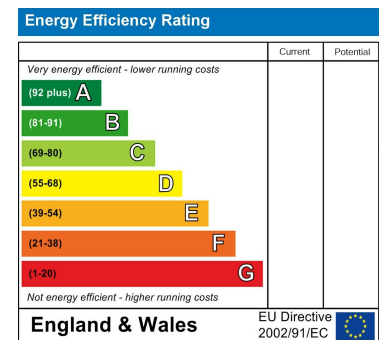


Total area: approx. 109.0 sq. metres (1173.4 sq. feet)

Area Map



Energy Efficiency Graph



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