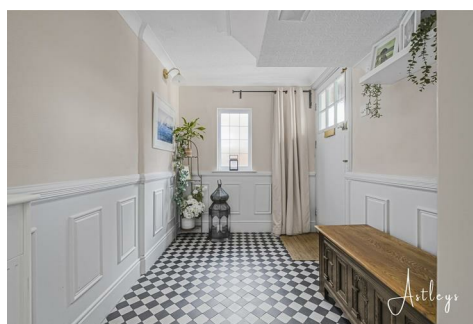




24A Cimla Road,, Neath, SA11 3PP

Offers In The Region Of £450,000

Set within a good size plot, this characterful home combines generous accommodation with mature, well kept gardens and a level of outside practicality that is increasingly difficult to find. The front provides useful parking alongside a garage, while a car port with car pit at the rear, offers valuable flexibility for those with additional vehicles, hobbies or workshop requirements.

Inside, the sense of space continues from the welcoming entrance hall, with a front lounge providing a comfortable setting for quieter moments. A separate dining room offers an elegant space for family meals and entertaining, while a second lounge opens through to the kitchen/diner area, creating a more relaxed everyday space with a natural connection between cooking, dining and family life.

The ground floor is completed by a useful utility room and shower room with WC, adding practical convenience to the main living accommodation.

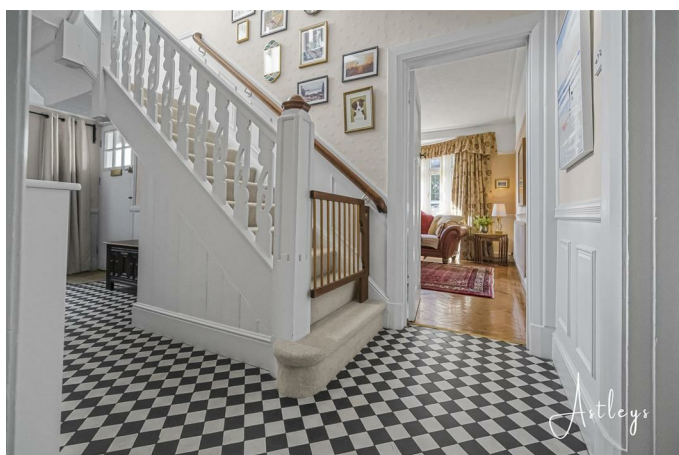
Upstairs, a bright landing leads to four well proportioned bedrooms, including three doubles and a further single room with built in wardrobe space. The family bathroom is thoughtfully arranged with both a bath and separate shower.

Main dwelling



Front door into:

Hallway 18'8" x 6'8" (5.70 x 2.04)



A welcoming entrance hallway featuring an attractive black and white tiled floor, decorative wall panelling and elegant coving. The space benefits from useful under-stairs storage, a side-facing window providing natural light, and a radiator.



Front lounge 13'10" x 16'4" (into bay) (4.24 x 4.99 (into bay))



An elegant reception room featuring an electric fire with an attractive marble mantel, complemented by decorative coving and a picture rail. The room benefits from characterful pine parquet flooring, a charming bay window to the front providing plenty of natural light, and a radiator.

Dining room 14'9" x 11'11" (4.51 x 3.64)



A charming reception room featuring a traditional fireplace with wooden mantel, complemented by a decorative picture rail and coving. A side-facing window allows plenty of natural light into the room.

Kitchen/diner 20'4" x 12'3" (6.21 x 3.74)



A beautifully appointed kitchen featuring a range of oak base and wall units complemented by granite work surfaces and a traditional Butler sink. A Falcon range cooker with gas hob and electric ovens is positioned beneath an extractor fan, while a charming rear-facing bay window provides an attractive outlook and plenty of natural light.

There is space for a fridge/freezer and dishwasher, with cushioned flooring underfoot. French doors provide access to the rear, with an additional side door offering convenient access to the outside. The room is completed by a radiator.

Second reception 14'4" x 10'0" (4.38 x 3.05)



A cosy and characterful living space featuring a log-burning stove, complemented by attractive oak parquet flooring and a decorative picture rail. Two useful storage cupboards provide excellent practical storage.





Utility room 9'11" x 4'10" (widening to 7'11") (3.03 x 1.49 (widening to 2.43))



A practical utility room fitted with a stainless steel sink and drainer, complemented by a range of base and wall units with coordinating work surfaces. The room features a tiled floor, side-facing window and useful space for both a washing machine and tumble dryer.

Shower room 7'6" x 2'7" (2.29 x 0.79)

A practical shower room comprising a low-level WC, wash hand basin and shower cubicle, with partially tiled walls for ease of maintenance.

Landing 14'9" x 6'8" (4.50 x 2.05)



The room benefits from a side-facing window, providing plenty of natural light, with partially panelled walls adding character and a traditional touch.

Bedroom 1 13'11" x 16'4" (into bay) (4.25 x 5 (into bay))



A bright and characterful room featuring a bay window to the front, complemented by decorative picture rails and a radiator.

Bedroom 2 11'3" x 10'11" (into wardrobe) (3.45 x 3.33 (into wardrobe))



A well-proportioned room featuring a front-facing window, decorative picture rail and useful built-in storage cupboard. There is also a wardrobe and radiator.

Bedroom 3 14'0" x 11'3" (4.27 x 3.45)



A well-presented room featuring a rear-facing window, laminate flooring and a decorative picture rail. The room benefits from a useful walk-in wardrobe, providing excellent storage, together with a radiator.

Bedroom 4 7'7" (into storage cupboard) x 9'9" (2.32 (into storage cupboard) x 2.98)



A well-presented room featuring a rear-facing window, radiator and useful storage cupboard.



Family bathroom 8'0" x 9'11" (2.44 x 3.03)



A spacious and well-appointed bathroom comprising a shower cubicle, vanity unit with inset wash hand basin, low-level WC and a feature bath with shower attachment. The room benefits from a heated towel rail, tiled flooring and windows to both the side and rear, providing plenty of natural light. An attic hatch provides convenient access to the loft space.

Garage



Driveway



Gardens



The property benefits from a garage, which comfortably accommodates a car and has power, together with additional parking to the front on the driveway. To the rear, there is a car port with electricity, along with a dry pit providing useful storage and access from the rear lane via double gates. The attractive garden offers a lovely combination of patio and lawned areas, complemented by a range of mature shrubs and trees. An attractive pergola sits midway through the garden, creating a pleasant spot for outdoor seating and entertaining. There is also a greenhouse and a charming insulated wooden summer house with decking, providing a versatile space that can be enjoyed throughout much of the year.

Further features include convenient side access to the front of the property and a useful log store, making this a well-equipped and thoughtfully arranged outdoor space.

Patio



Patio



Garden



Garden



Garden



Garden



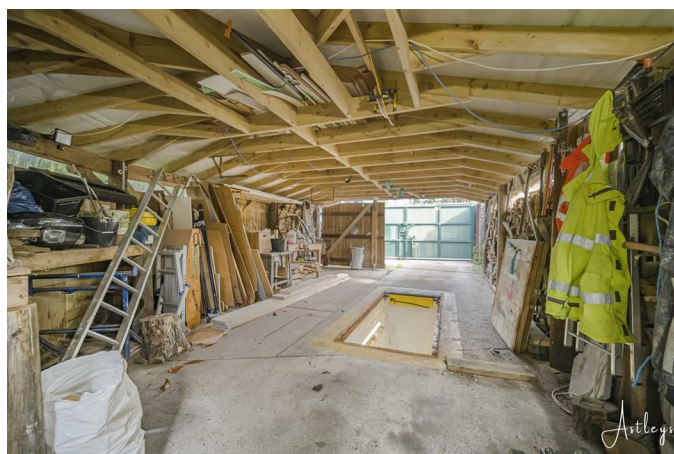
Summer house 16'4" x 13'3" (5 x 4.06)



The space is insulated and dry-lined, providing a comfortable and versatile area, with a door giving access to the rear of the property.



Car port 27'0" x 16'4" (8.25 x 4.98)



Rear access with double gates with a slate roof

Agents notes

Conservation Area:

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.19 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

16 Mbps

Superfast

50 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents notes

Neath Port Talbot Council Tax Band: E

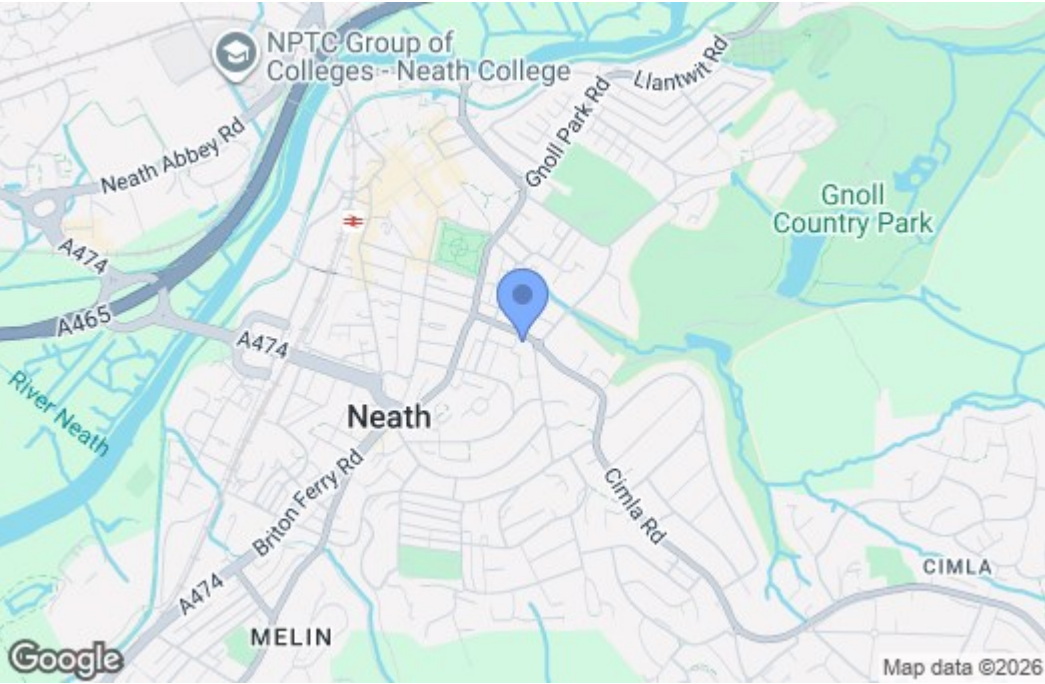
Annual Price:

£3,106

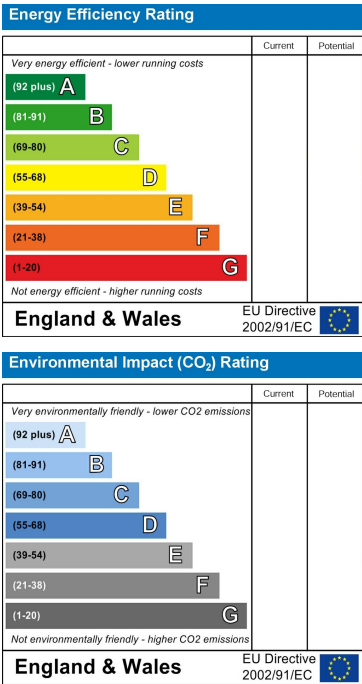
Floor Plan



Area Map



Energy Efficiency Graph



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