

13 Valley View, Cimla, Neath, SA11 3SE

Offers In The Region Of £142,950

At the heart of this home is a well presented kitchen and dining space designed for everyday living and relaxed entertaining. Thoughtfully arranged and finished in a calm, neutral palette, it offers a light and sociable setting with direct views across the rear garden. Beyond, a good sized rear garden provides a private outdoor retreat with room for children to play, summer dining or simply enjoying the open aspect. A welcoming entrance hallway sets the tone on arrival, leading through to a lounge positioned to the front of the property. To the rear, the kitchen and dining area forms the natural hub of the home, connecting indoor and outdoor living with ease. Upstairs, three well proportioned bedrooms offer flexibility for growing families, guests or those working from home. The bathroom is neatly appointed and serves the first floor with a clean and practical layout. Cimla remains a popular residential setting on the outskirts of Neath, appreciated for its community feel and convenient access to everyday amenities. Local shops, cafés and essential services are close by, while nearby schools are well regarded. Green spaces such as Gnoll Estate Country Park provide beautiful woodland walks and open parkland, and the sweeping sands of Swansea Bay are within comfortable reach for coastal days out. Excellent road links connect to the M4 corridor, making travel towards Swansea and Cardiff straightforward. This is a home that balances comfort, convenience and lifestyle, making it an appealing choice for first time buyers, young families or those seeking a manageable move within a well connected neighbourhood.

Main dwelling



Enter through composite door into:

Hallway 7'2" x 8'6" (2.2 x 2.6)



With radiator, tiled floor and stairs to first floor.

Lounge 14'5" x 10'2" (4.4 x 3.1)



With fire insert, laminate flooring, radiator and two windows to the front

Lounge



Kitchen/Diner 17'8" x 7'10" (lengthening to 13'9") (5.4 x 2.4 (lengthening to 4.2))

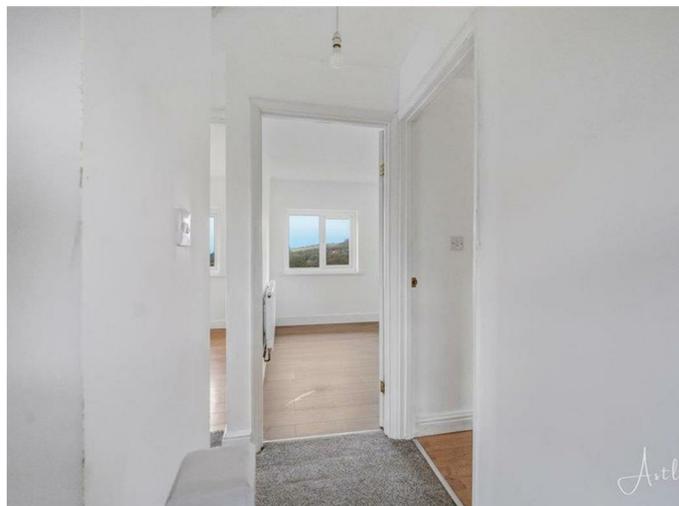


Wood effect wall and base units with black work surfaces, gas hob and electric oven, extractor over, stainless steel sink with mixer tap, window to back and front and door to back, radiator and tiled floor

Kitchen/diner



Landing 3'11" x 7'6" (1.2 x 2.3)



Window to back, cupboard housing the boiler

Bedroom one 10'2" x 13'5" (3.1 x 4.1)



Window x 2 to front, radiator and laminate floor

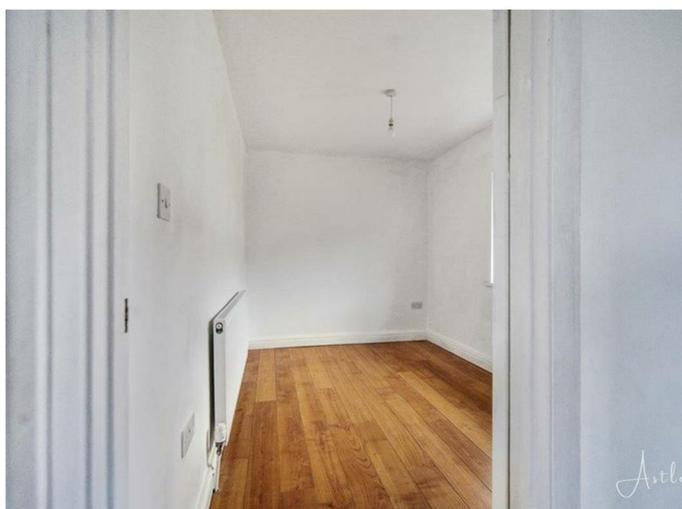
Bedroom one



Bedroom two

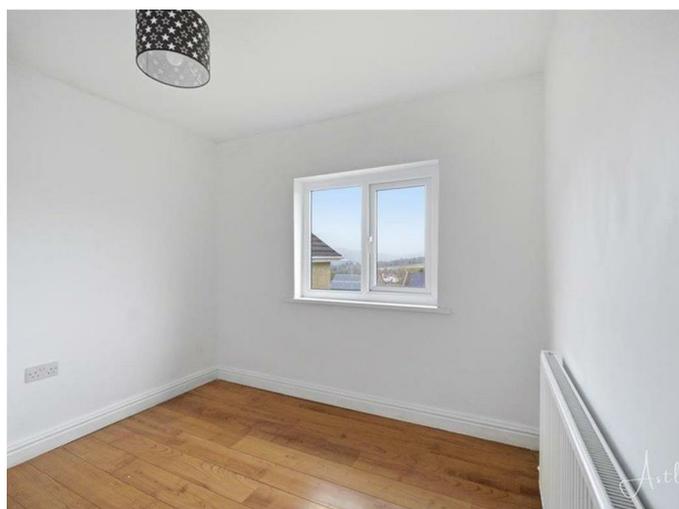


Bedroom two 7'6" x 10'2" (2.3 x 3.1)



Window to back, radiator and laminate floor

Bedroom three 8'10" x 8'6" (2.7 x 2.6)

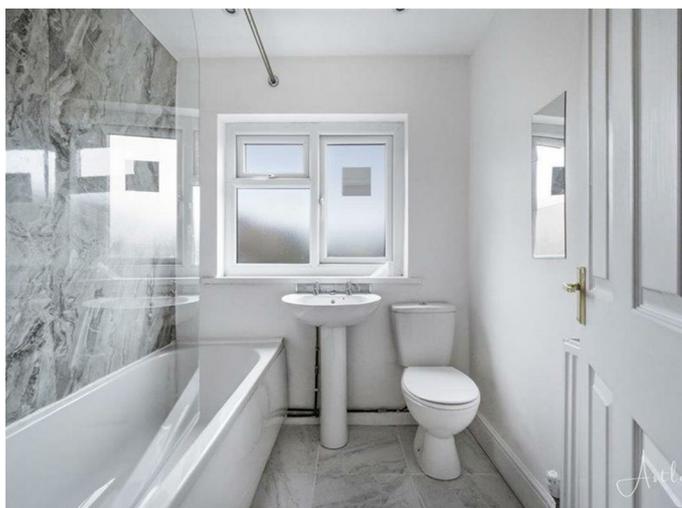


Window to front, radiator and laminate floor

Bedroom three



Bathroom 3'11" x 5'10" (1.2 x 1.8)



Panel bath with shower over, low level w/c, wash hand basin, window to side, tiled floor

Garden



Tiered garden, laid to lawn with patio areas

Garden



Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

839 ft 2 / 78 m 2

Plot size:

0.06 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

7 Mbps

Superfast

52 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents notes

Neath Port Talbot Council Tax Band:B

Annual Price:

£1,898

Floor Plan

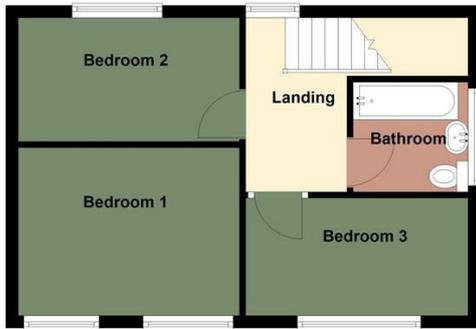
Ground Floor

Approx. 34.6 sq. metres (372.6 sq. feet)



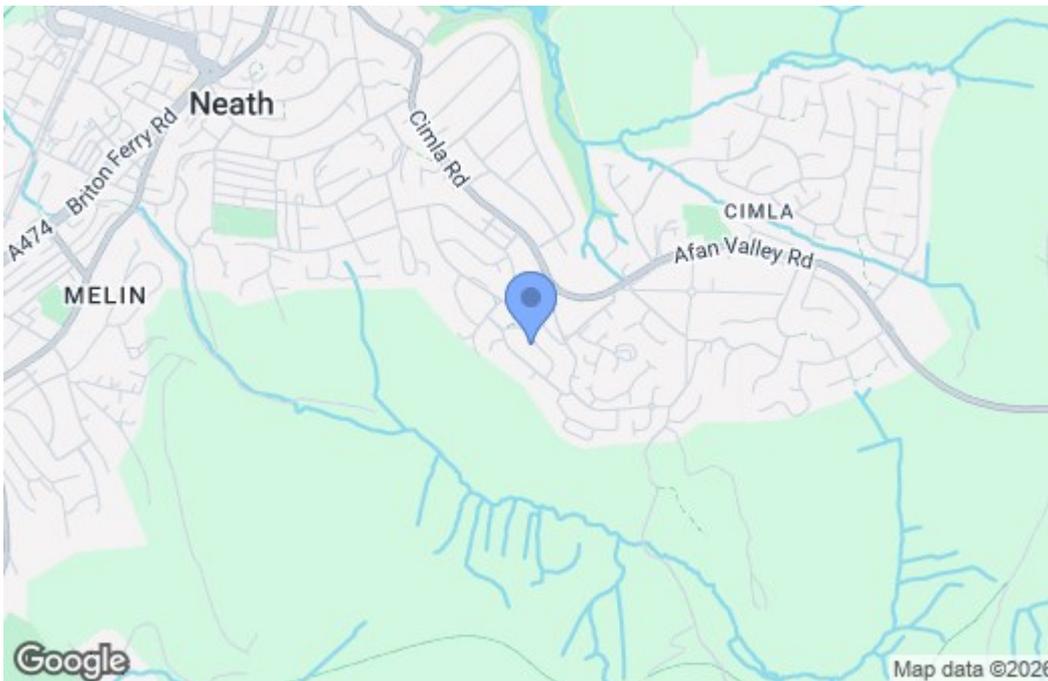
First Floor

Approx. 34.7 sq. metres (373.2 sq. feet)

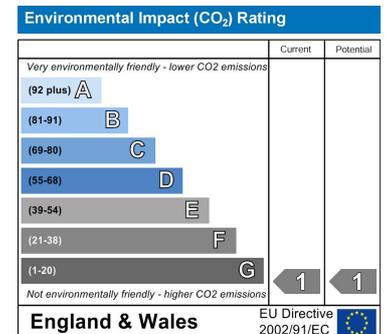
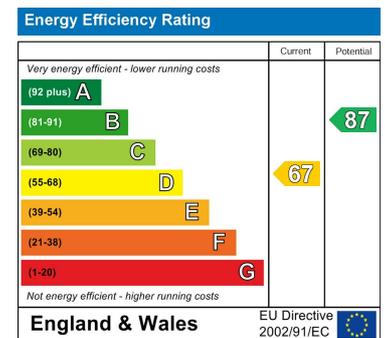


Total area: approx. 69.3 sq. metres (745.8 sq. feet)

Area Map



Energy Efficiency Graph



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