

12 Heol Brynna, Cimla, Neath, SA11 2DT

Offers In The Region Of £184,995

This well-presented 2-bedroom semi-detached home is located in a quiet cul-de-sac, offering off-road parking for two vehicles and a private rear garden. Inside, the property features a spacious lounge with plenty of natural light, and a modern fitted kitchen with ample storage and workspace. Upstairs, there are two well-proportioned bedrooms and a family bathroom. Ideally situated close to local schools, shops, and transport links, this home would make a perfect choice for a first-time buyer or buy-to-let investor.

Main Dwelling



Enter via composite door into:

Porch 4'66 x 4'39 (1.22m x 1.22m)



With fully tiled walls and tiled flooring, window to side and spot lights.

Lounge 12'74 x 17'69 (3.66m x 5.18m)



Cosy lounge with wooden feature walls, coved ceiling, laminate flooring, radiator x2 and large double glazed window to front.

Lounge



Kitchen 12'94 x 9'27 (3.66m x 2.74m)



Fitted with base and wall units in matt grey with coordinating work surfaces to include, integrated dishwasher and fridge freezer, matt grey sink and drainer, spot lights, coved ceiling, space for washing machine and tumble dryer, electric hob with extractor over and double glazed window to rear.

Kitchen



Landing 4'67 x 5'65 (1.22m x 1.52m)
With attic hatch.

Bedroom one 12'94 x 12'01 (3.66m x 3.68m)



Double bedroom with radiator, and double glazed window to front.

Bedroom one



Bedroom two 9'11 x 12'99 (3.02m x 3.66m)



Double bedroom with radiator and double glazed window to rear.

Bedroom two



Shower room 7'83 x 4'66 (2.13m x 1.22m)



Fitted with three piece suite to include, walk in shower, low level wc, pedestal wash hand basin, tiled floor, fully tiled walls, upright radiator, storage cupboard and double glazed window to side.

Garden



Tiered garden with artificial grass and patio area. To the front of the property it offers off road parking for two vehicles.

Garden



Drone Image



Garden



Agents notes

Mobile coverage:

EE

Vodafone

Three

O2

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Agents notes

Local Authority: Neath Port Talbot

Council Tax Band: B

Annual Price: £1,898

Agents notes

Conservation Area : No

Flood Risk:

River : Very low

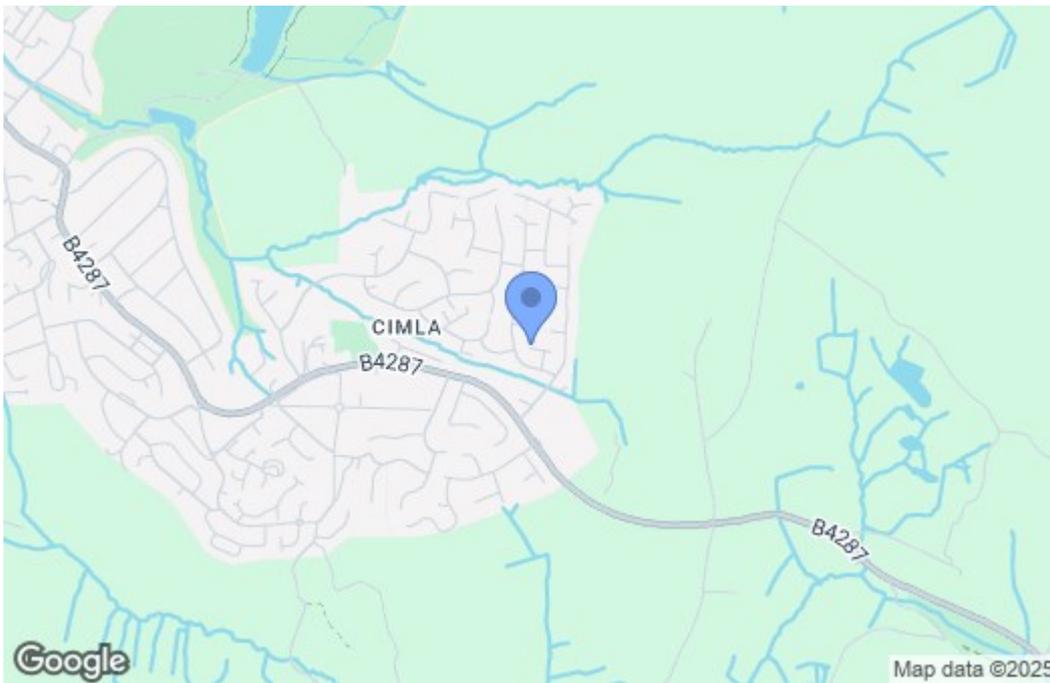
Seas : Very low

Agents notes

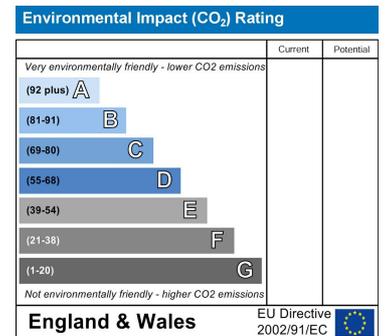
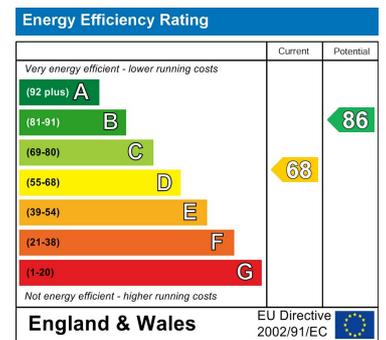
The hot tub is available to purchase from the vendor as a separate purchase.

Floor Plan

Area Map



Energy Efficiency Graph



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