



## 27 Heol Uchaf, Neath, SA11 3SW

**Offers In The Region Of £205,000**

A newly refurbished, detached 4 bedroom bungalow set in a cul-de-sac position in the popular location of Cimla. Situated within close proximity to schools, Neath Port Talbot College and a short drive from all facilities and amenities at Neath Town Centre. The bungalow benefits from; entrance hall, kitchen, lounge/diner, 4 bedrooms, one with fitted wardrobes, shower room and family bathroom, lawned garden to front with parking for several vehicles, rear enclosed garden with patio and decked area with garden shed, vacant possession and freehold.

## Main dwelling



## Lounge 24' x12 (7.32m x3.66m)



## Entrance hall 7' x 4'3 (2.13m x 1.30m)



UPVC, white door to entrance hall, grey tiled floor, door to both lounge and kitchen.

Wooden laminate flooring throughout, alcove and doors off to bedrooms, window to front and 2 radiators.

## Lounge



**Kitchen 9'6 x 14'7 (2.90m x 4.45m)**



Range of white base and wall units with black flecked worktops, integrated oven and hob with extractor fan, grey tiled floor, space for fridge freezer, washing machine and dishwasher, stainless steel sink with mixer tap, window to front, spotlights to ceiling and radiator, door to back garden

#### **Kitchen**



**Bedroom 1 11'9 x 9'9 (3.58m x 2.97m)**



A range of fitted wardrobes, laminate flooring, window to back and radiator.



**Bedroom 2 9'8 x 9'9 (2.95m x 2.97m)**



Laminate flooring, window to back and radiator.

**Bathroom 8'3 x 6'8 (2.51m x 2.03m)**



3 piece white suite, low level w/c, pedestal sink, bath with shower attachment, heated towel rail, 2 windows to the side, grey tiled floor.

**Inner hall 5'6 x 5'6 (1.68m x 1.68m)**



Laminate flooring, cupboard housing combi boiler additional storage cupboard, radiator.

**Bedroom 3 7'3 x 14'8 (2.21m x 4.47m)**



Laminate flooring, window to front and radiator.

### Bedroom 4 12'8 x 7'2 (3.86m x 2.18m)



Laminate flooring, window to back and radiator.

### Shower room 4'9 x 4'4 (1.45m x 1.32m)



Walk in shower, spotlights to ceiling, heated towel rail.

### Front Garden



### Outside



Side access to back garden from front, water tap, a decked area and separate patio area, shed.

## Outside



Council Tax Band: D

Annual Price:

£2,281 (min)

### Agents notes

Conservation Area - No

Flood Risk - No Risk

Floor Area - 968 ft 2 / 90 m 2

Plot size

0.07 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

6 Mbps

Superfast

71 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

## Drone



## Drone



### Agents notes

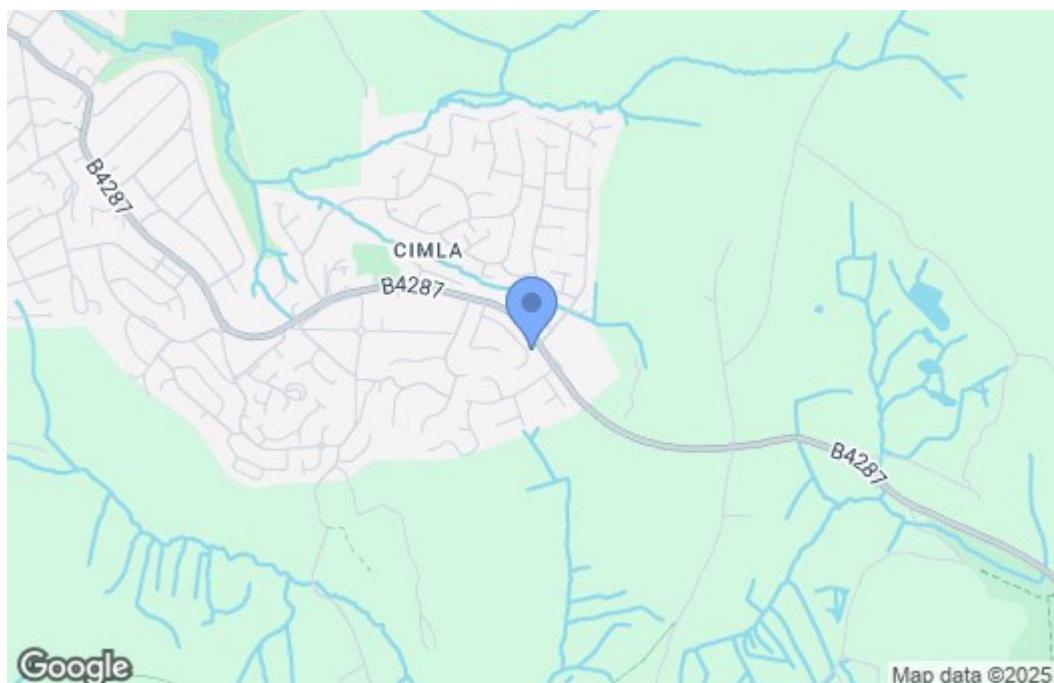
Local Authority

Neath Port Talbot

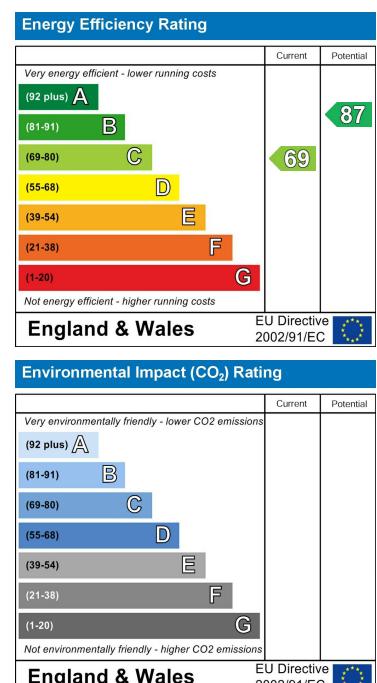
## Floor Plan



## Area Map



## Energy Efficiency Graph



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