



## 14 Willow Walk, Cimla, Neath, SA11 3XB

**Offers In The Region Of £215,000**

Situated within a popular residential location of mixed housing, close to local schools, on regular bus route and a short distance from all amenities and facilities at Neath Town Centre, a fully refurbished and improved semi-detached bungalow, presented to a very high standard throughout with accommodation wholly over one floor to include entrance hallway, living room, beautifully fitted kitchen, 3 bedrooms and bathroom/w.c. Outside, there is off-road parking for 2 vehicles to the driveway and good size level garden to the rear.

## Main dwelling



## Entrance hallway 15'3" x 3'0" (4.65m x 0.91m)



Built-in storage cupboard housing gas combination central heating boiler, spotlights to ceiling, Karndean herringbone flooring, radiator.

## Bathroom 7'4" x 5'5" (2.24m x 1.65m)



3 piece suite in white comprising panelled bath with shower attachment to taps, sink on dark blue vanity unit, w.c., herringbone Karndean flooring, heated towel rail, double glazed window to side.



**Bedroom 3 10'1" x 7'9" (3.07m x 2.36m)**



With Karndeian flooring, radiator, double glazed window to front.

**Bedroom 2 9'8" x 6'4" (2.95m x 1.93m)**



With Karndeian flooring, access to roof space, double glazed window to front, radiator.



**Bedroom 1 13'2" x 9'0" (4.01m x 2.74m)**



With double glazed bay window to front, Karndeian flooring, radiator.



**Lounge/diner 15'8" x 12'5" (4.78m x 3.78m)**



With double glazed french doors to rear, Karndean flooring, moulded picture panels, covered radiator.



**Kitchen 11'7" x 9'9" (3.53m x 2.97m)**



Beautifully fitted kitchen in Cashmere colour with white resin work surfaces with splashback, built-in electric oven, induction hob with extractor canopy over, integrated dishwasher, washing machine and freezer, space for upright fridge, inverted bowl style sink/drainers, small built-in wine rack, Karndean flooring, open storage cupboard suitable to house a tumble drier, radiator, spotlights to ceiling, double glazed windows and door to rear.



## Outside



Front garden laid to lawn. Side driveway providing off-road parking for 2 vehicles. Side access gate to large level garden to the rear which comprises patio and lawn. There is a good size composite storage shed and outside tap.



## Drone



### Agents notes

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

5 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

### Agents Notes

Neath Port Talbot Council Tax Band: C

Annual Price: £2,170

Conservation Area : No

Flood Risk:

River : Very low

Seas : Very low

Floor Area: 710 ft<sup>2</sup> / 66 m<sup>2</sup>

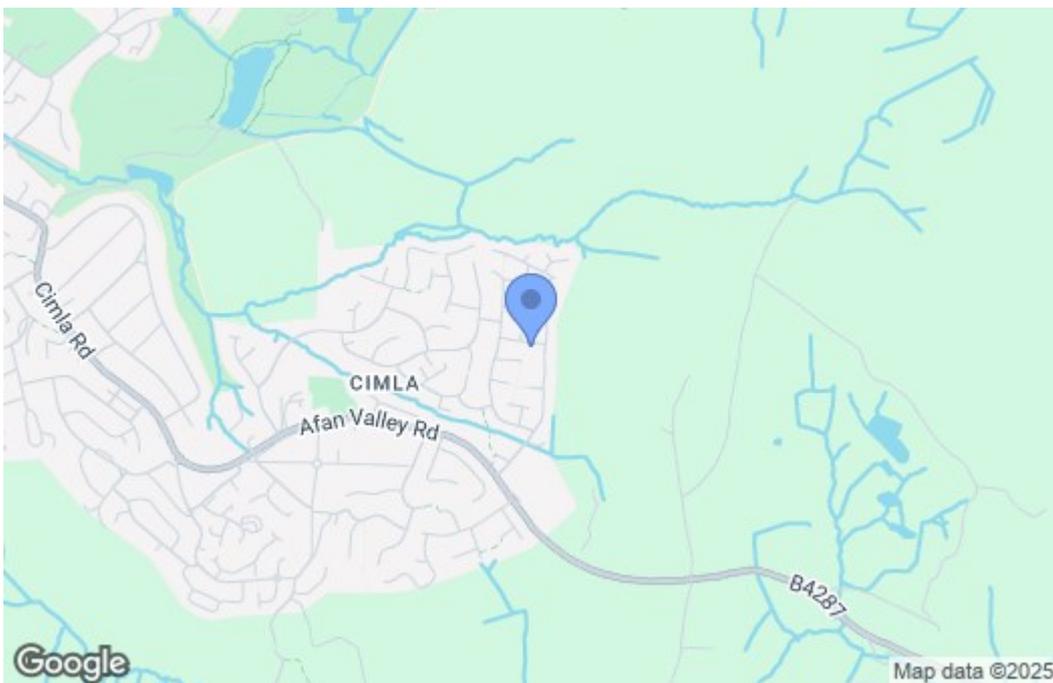
Plot size: 0.07 acres



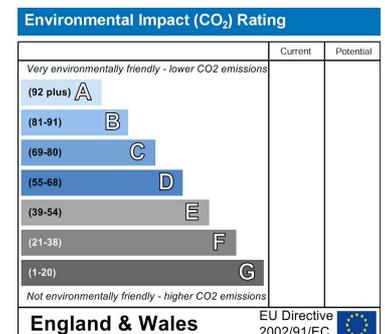
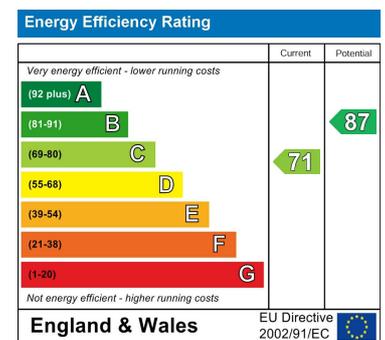
## Floor Plan



## Area Map



## Energy Efficiency Graph



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