



28 Cimla Road, Neath, SA11 3TL

Offers In The Region Of £410,000

A home of real presence and flexibility, this appealing semi detached property combines generous proportions with a versatile layout, a good sized garden and a wealth of period detail, including fireplaces to each of the principal bedrooms.

The accommodation begins with an entrance porch leading into a traditional hallway. There are two separate lounges and a dining room, providing flexibility for both everyday living and entertaining. The kitchen features a breakfast bar and connects to a utility room, with a ground floor cloakroom and a sun room overlooking the garden.

Upstairs, a spacious landing leads to well proportioned bedrooms, each retaining period fireplace detail. A family bathroom area serves this level.

Outside, the garden offers a practical space for relaxing or entertaining, together with a large garage and gated parking space.

The property is well placed for access to Gnoll Country Park, local schools, cafés and the amenities of the town centre, with good transport links for commuting and travel.

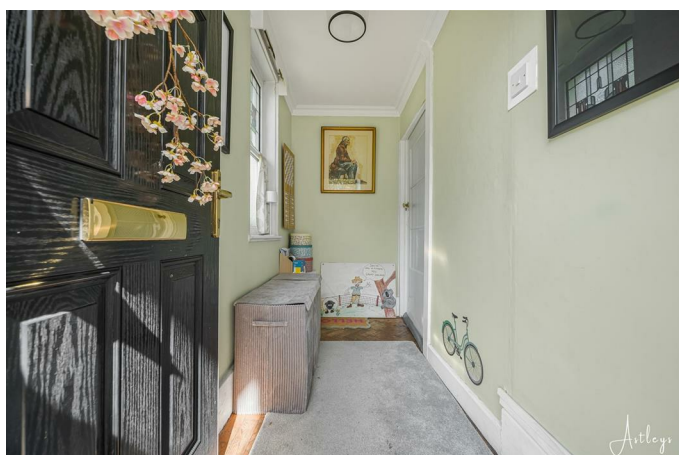
A well balanced home suited to families, professionals or those seeking space with convenient access to both town and green surroundings.

Main dwelling



Composite front door into:

Porch 9'4 x 4' (2.84m x 1.22m)



Parquet flooring, coving and window to the side, door to hallway:

Hallway



Understairs storage cupboard, coving, parquet flooring and radiator

Lounge 14'2 x 12'8 (4.32m x 3.86m)



Log burner, bay to front, coving and radiator

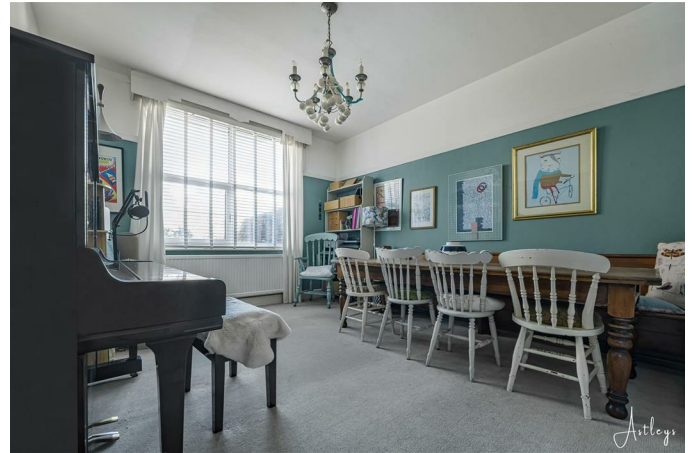


Living Room 18'3 x 11'10 (5.56m x 3.61m)



Fireplace with coving, window to the front and radiator

Dining Room 13'11 x 11'10 (4.24m x 3.61m)



Window to the back and radiator

Kitchen 17'3 x 9'11 (5.26m x 3.02m)



Range of cream and grey base and wall units with coordinating counter tops, breakfast bar with seating space, space for large range style cooker, integrated dishwasher, bin and fridge, butlers sink with drainer and mixer tap, two windows to the side and window through to conservatory, coving, tiled floor, radiator and window to the back, storage cupboard.



Utility Room 5'7 x 5'2 (1.70m x 1.57m)



Space for washing machine, dishwasher and fridge freezer, tiled floor, door to conservatory, w/c and shower

Cloakroom

White, low level w/c, tiled floor, window to conservatory

Conservatory/Sun Room 12'11 x 6'8 (3.94m x 2.03m)

Tiled floor and double doors to garden

Landing



Window to the side and front and coving

Bedroom 1 14'5 x 12'10 (4.39m x 3.91m)



Wooden flooring, fireplace, radiator and bay window to the side

Bedroom 2 16' x 11'11 (4.88m x 3.63m)



Bay to front, fireplace and radiator

Bedroom 3 13'10 x 11'11 (4.22m x 3.63m)



Fireplace, window to the front and radiator

Bedroom 4 10'11 x 7'6 (3.33m x 2.29m)



Fireplace, coving, radiator and window to the side

W/C



White low level w/c, cushioned floor, window to the front

Bathroom 8'4 x 7'10 (2.54m x 2.39m)



roll top bath and pedestal sink with a cushioned floor, window to the front and radiator

Shower Room 8'3 x 7'3 (2.51m x 2.21m)



Walk in shower, storage cupboard, cushioned floor, radiator and window to the side

Garden to front



Garden



Patio area, lawned area, Summer house, L shaped garage with power and up and over door, gated parking space



Garage and parking space



Drone



Agents Notes

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

68 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

Virgin

Agents Notes

Local Authority

Neath Port Talbot

Council Tax Band: E

Annual Price: £3,106

Conservation Area: No

Flood Risk

River : Very low

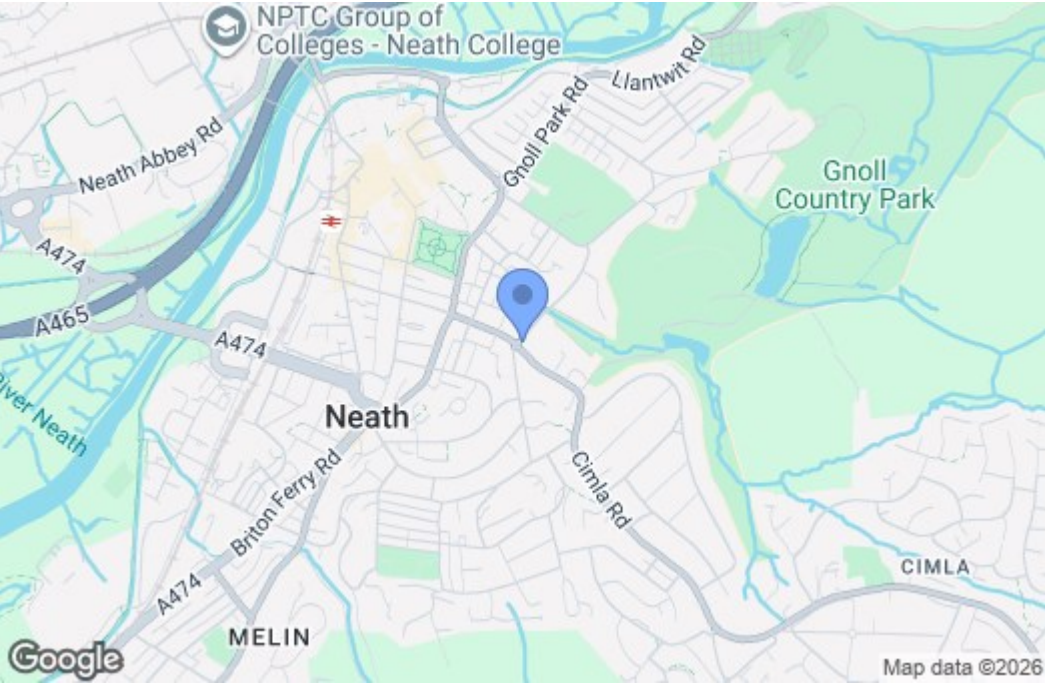
Seas : Very low

Floor Plan

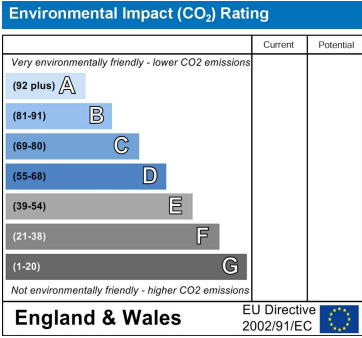
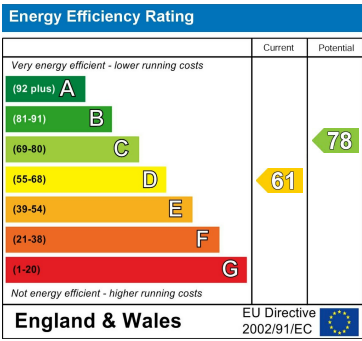


Total area: approx. 173.7 sq. metres (1869.5 sq. feet)

Area Map



Energy Efficiency Graph



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