



## 101 Cimla Crescent, Lower Cimla, Neath, Glamorgan, SA11 3PF

Offers In The Region Of £285,000

Situated in the much sought after residential location within Lower Cimla, on the fringe of the popular Gnoll Country Park, close to local schools and a short distance from all amenities and facilities at Neath Town Centre, a traditional semi-detached family home that has been tastefully improved and extended to a high standard by the present owner offering spacious accommodation over 2 floors to include hallway, sitting room, snug/study, utility area, cloakroom and beautifully appointed open plan lounge/dining area/kitchen to the ground floor and 3 bedrooms and bathroom/w.c. Outside, there is off-road parking to the front driveway, single attached garage and very large garden to the rear.

**Front composite door into:**



**Hallway**



**Hallway 10'4" x 8'11" (3.171m x 2.723m)**



With tiled floor, understairs storage cupboard, radiator, double glazed window to front.

**Lounge 13'11" x 10'10" (4.246m x 3.319m)**



With feature fireplace on marble effect hearth with mock electric log burner, high gloss laminate flooring, coved ceiling, radiator, opening into:

## Lounge



## Dining room



Dining room 10'10" x 9'2" (3.324m x 2.813m)



Plus 2' depth of cupboards, radiator, high-gloss laminate flooring, coved ceiling.

Kitchen 21'6" x 9'2" (6.578m x 2.818m)



Beautifully fitted with a range of base and wall units in Navy with co-ordinating work surface and copper fittings, integrated fridge/freezer and dishwasher, built-in electric oven, matching central island with cupboards and drawers and induction hob, composite grey sink with drainer, copper splash back, laminate flooring, bi-fold doors to rear garden, side window, velux to roof, spotlights to ceiling.

## Kitchen



Inner hallway/utility area 10'10" (to widest point) x 7'7" narrowing to 4'6" (3.308m (to widest point) x 2.331m narrowing to 1.)



## Sitting room 10'7" x 9'0" (3.233m x 2.761m)



With double glazed window to front, radiator, storage area with shelving, steps down to:

With wall mounted gas central heating boiler, laminate flooring, plumbed for washing machine, radiator, door to rear..

## Study 8'0" x 8'0" (2.456m x 2.459m)



With laminate flooring, exposed brick wall, coved ceiling, double glazed window to side, steps down to garage.

### Cloakroom 5'8" x 3'1" (1.740m x 0.952m)



With 2 piece suite in white comprising w.c., wash hand basin, cushion flooring, radiator, coved ceiling.

### Landing 15'7" x 2'11" (4.760m x 0.897m)

With access to roof space.

### Bedroom one 14'0" x 10'10" (4.272m x 3.307m)



With range of fitted wardrobes in maple colour, double glazed window to rear, radiator, coved ceiling.

### Bedroom one



### Bedroom two 11'0" x 10'5" (3.373m x 3.187m)



With double glazed window to rear, radiator.

### Bedroom two

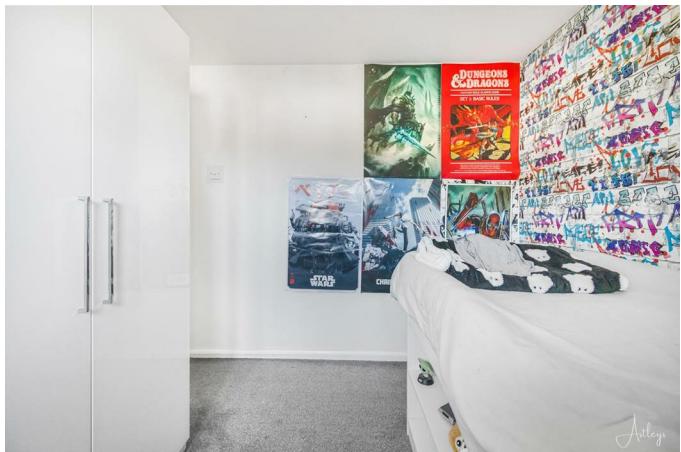


**Bedroom three 8'11" x 8'11" (2.737m x 2.740m)**



With double glazed window to front, radiator.

**Bedroom three**



**Bathroom 9'0" x 5'6" (2.762m x 1.694m)**



With 3 piece suite in white comprising tub style bath with shower tap, w.c., wash hand basin, shower cubicle, heated towel rail, fully tiled walls and floor, double glazed window to front,

**Bathroom**



**Outside**

Front garden laid to lawn with flower borders. Side driveway providing off-road parking leading to attached single garage with power and light. Side access leading to large rear garden with good size lawn, decked area, concrete garden storage shed. Outside water tap.

Rear garden



Rear garden



Rear garden



Garage/Driveway



Rear garden



Street view

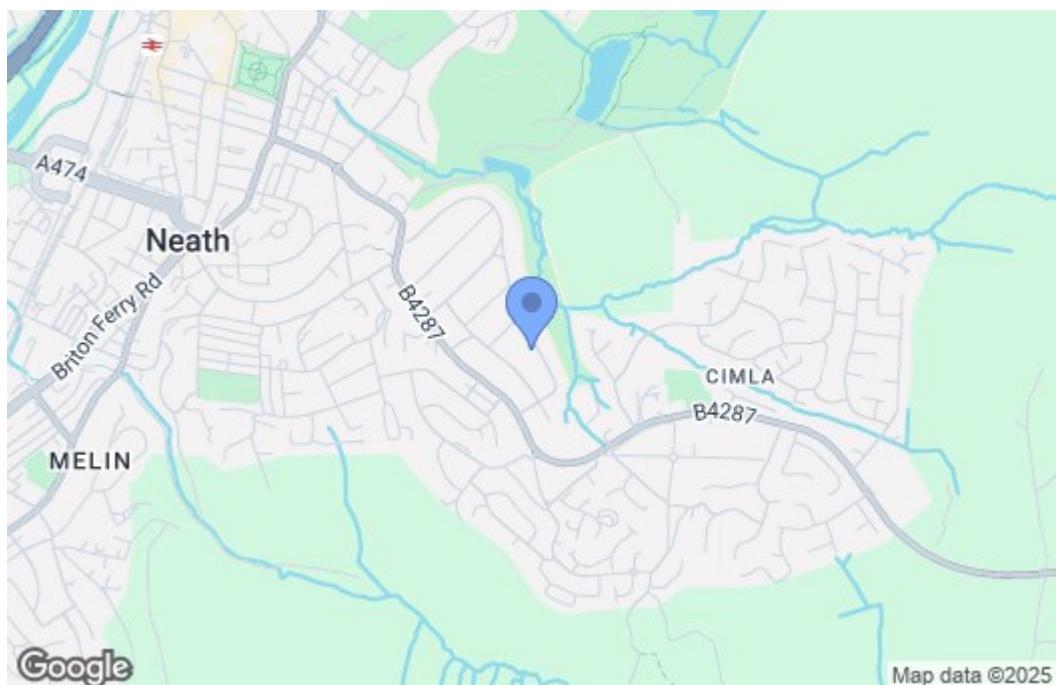
**AGENTS NOTE**

Council Tax Band D with an annual payment of £2012.

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		1
(1-20) G		1
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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