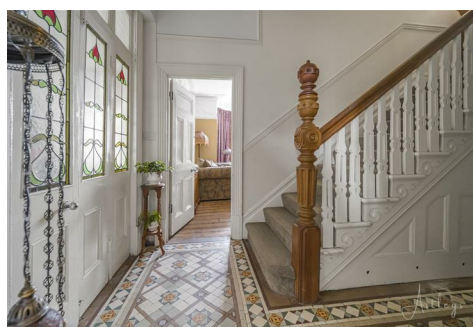




6 Cimla Road, Neath, SA11 3PW

Offers In The Region Of £349,950

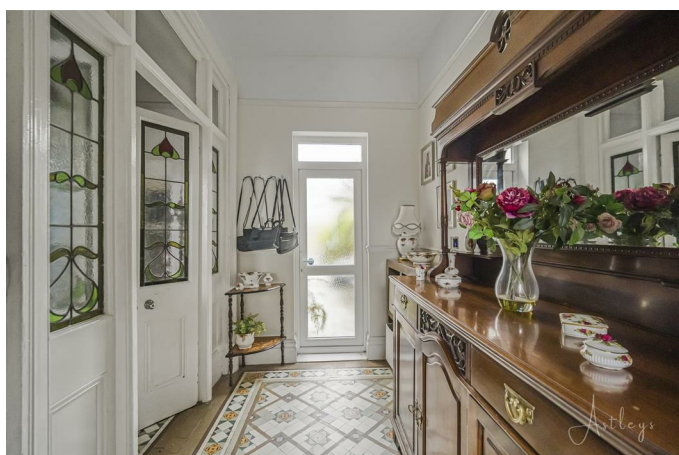
The character of this handsome period home is immediately apparent, with original features, generous proportions and an impressive sense of space arranged over several levels. Period details bring warmth and individuality throughout, while the substantial rooms offer the flexibility expected of a home that can adapt comfortably to modern family life. A welcoming entrance hall leads through to an inner hall, creating a natural sense of progression into the principal living spaces. To the front, the lounge provides a comfortable setting for everyday relaxation, while the separate dining room offers a more formal space for family meals and entertaining. To the rear, the kitchen is supported by a useful utility room and shower room, giving the ground floor a practical layout without compromising its character. Upstairs, the accommodation continues with five well proportioned double bedrooms and two bathrooms, providing plenty of room for family life, guests, working from home or simply having space to retreat. Outside, the welcoming garden offers an easily managed area for sitting out, enjoying a morning coffee or making the most of warmer days.

Main dwelling



UPVC front door into:

Entrance hall 11'6 x 5'6 (3.51m x 1.68m)



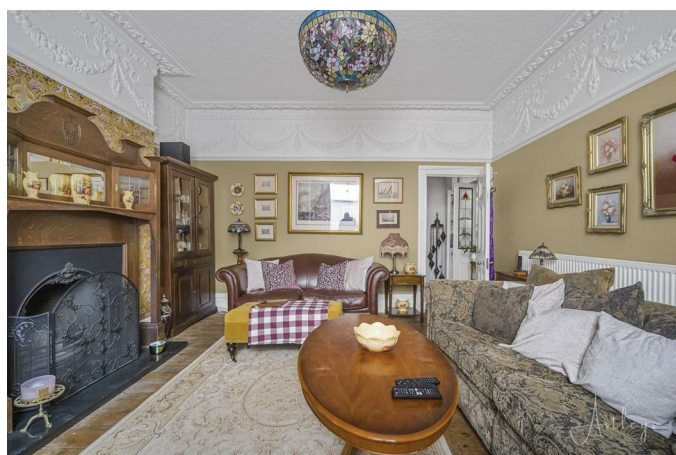
Tiled floor, picture rails, door to rear garden, radiator.
Doors through to:

Inner hall 7'9 x 15'6 (2.36m x 4.72m)



Tiled floor, picture rails, storage cupboard and radiator

Lounge 14'6 x 17'1 (4.42m x 5.21m)



Wooden flooring, open fire, bay window to front,
ornate coving and radiator



Dining room 13'1 x 15'3 (3.99m x 4.65m)



Open fire, picture rails, solid wooden floor, patio doors to the side garden and radiator



Kitchen 18'7 x 12'3 (5.66m x 3.73m)



Range of oak base and wall units with coordinating worktops, Tiled floor, butlers sink, space for fridge/freezer, rangemaster cooker with extractor above, storage cupboard, door to side, 2 x windows to the side, partially tiled walls



Utility room 7'7 x 4'6 (2.31m x 1.37m)



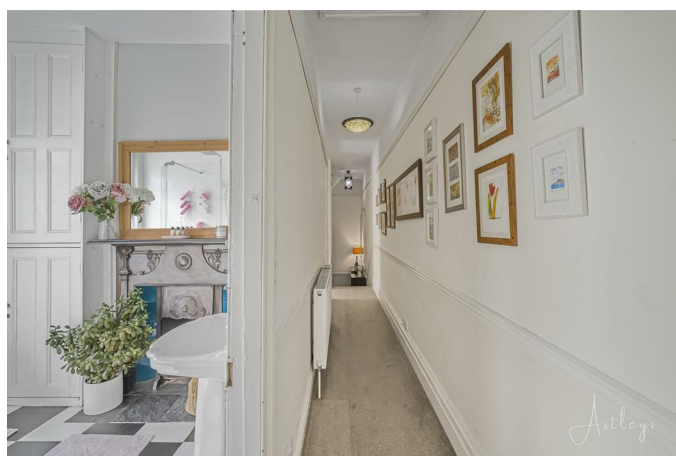
Tiled floor, space for washing machine and tumble dryer, window to the side, storage cupboard

Shower room 7'9 x 7'8 (2.36m x 2.34m)



Walk in shower, pedestal sink, low level w/c, window to the back, radiator, fully tiled walls

Landing 14'6 x 7'6 (widening to 31'5 x 2'5) (4.42m x 2.29m (widening to 9.58m x 0.74m))



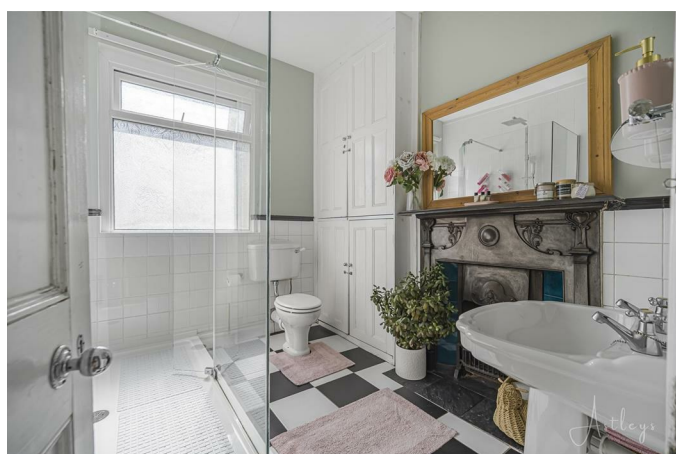
Attic hatch and radiator

Bedroom 1 14'3 x 14'3 (4.34m x 4.34m)



Picture rails, ornate coving, fireplace, window to the front, and radiator

Bathroom 11'5 x 6'3 (3.48m x 1.91m)



Walk in shower, pedestal sink, low level w/c, window to the back, radiator, fully tiled walls

Bedroom 2 11'9 x 11'6 (3.58m x 3.51m)



Laminate floor, window to the rear and radiator



Bedroom 3 11'3 x 13'4 (3.43m x 4.06m)



Cushioned floor, window to the side, radiator and fireplace



Shower room 8'9 x 6'5 (2.67m x 1.96m)



Resptex walls, panelled bath with shower over, low level w/c, sink with vanity unit, upright radiator, cushioned flooring, window to the front and rear

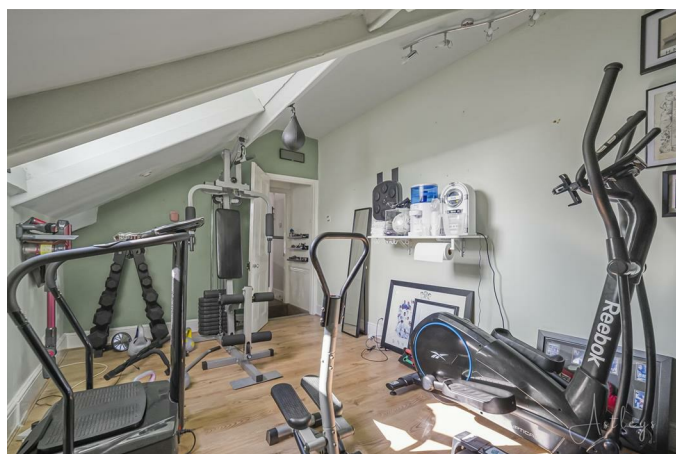
First floor landing 4'3 x 3'2 (1.30m x 0.97m)



Bedroom 4 9'7 x 17'6 (2.92m x 5.33m)



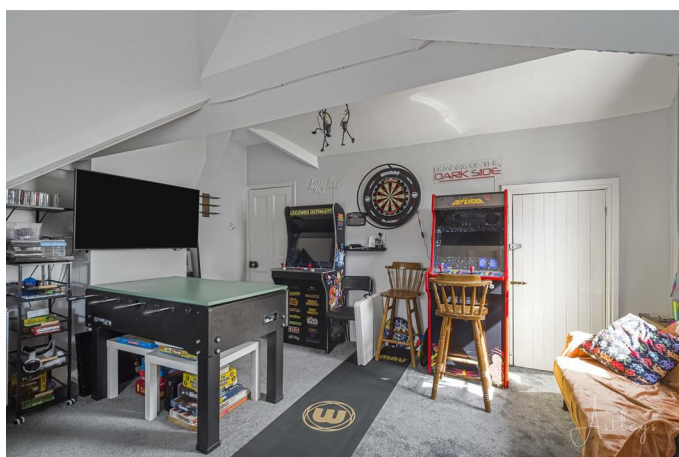
Velux window to the side, radiator and laminate flooring



Bedroom 5 14'6 x 14'7 (4.42m x 4.45m)



Window to the side and front, radiator and storage cupboard



Garden



Rear garden has a lawned and patio area, two storage sheds and access to the rear, pretty front garden





Drone



Agents notes

Neath Port Talbot Council Tax Band: D

Annual Price:

£2,541

Agents notes

Conservation Area:

No

Flood Risk:

River : High

Seas : Very low

Floor Area:

0 ft 2 / 0 m 2

Plot size:

0.06 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

16 Mbps

Superfast

69 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

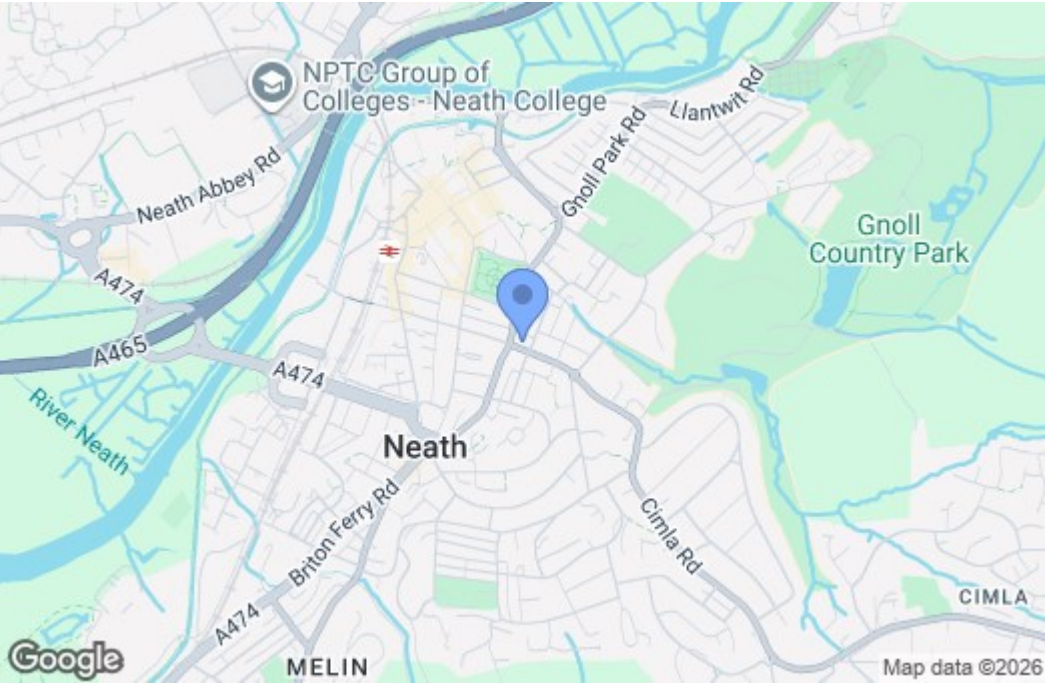
Sky

Virgin

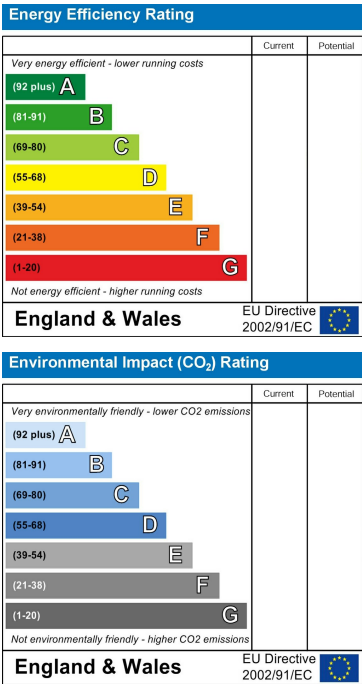
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.