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8 Cimla Road
Neath, SA11 3PW

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Asking price **£285,000**

A spacious, five bedroom, mid link period property benefiting from flexible living accommodation and a mature rear garden, situated in a highly sought after area.

Spacious well maintained period property

Highly sought after location

Many original period features

Two generous reception rooms

Kitchen/breakfast room

Master Bedroom with En- suite

Beautiful rear garden

Viewings highly recommended

Video tour available





Situated in one of Neath's most sought after locations is this attractive period property. Internal viewing is highly recommended to appreciate the spacious living accommodation and central location. Situated within walking distance of all of Neath Town Centre, this property would make an ideal long term family home.

As you enter the property via a UPVC double glazed composite door you are greeted by a very spacious ENTRANCE HALLWAY, boasting many of its original features, with a staircase to First floor, door to two reception rooms, radiator and solid wood flooring.

RECEPTION ROOM ONE (4.54 x 4.23) is positioned at the front of the property, with UPVC double glazed sash window, original coving, gas fire with surround and granite hearth, radiator and solid wood flooring.

RECEPTION ROOM TWO (4.12 x 3.46) with UPVC double glazed windows, door to side, original coving, radiator and fitted carpet.

KITCHEN / BREAKFAST ROOM (5.67 x 3.73) UPVC double glazed door and window to side, comprising; a matching range of base and eyelevel oak units with laminate worktop over, integrated ceramic sink with mixer tap, space for range master oven with extractor fan over, space and plumbing for white goods, half tiled walls and tiled flooring.

Off the kitchen is a UTILITY ROOM (2.75 x 1.92) UPVC double glazed window to rear, wall mounted gas combination boiler, space and plumbing for white goods, part tiled walls and tiled flooring.

Door from the utility room leads to the GROUND FLOOR WC (1.73 x 0.81) with a UPVC frosted double glazed window to side, comprising; a two-piece suite close coupled WC, wall mounted wash hand basin with mixer tap, tiled splashback and tiled flooring

First floor landing area provides access to three bedrooms and shower room, with a staircase to the third floor and staircase to the rear of the property.

BEDROOM ONE (4.52 x 5.15) with UPVC double glazed sash windows to front, original coving, radiator and fitted carpet.

BEDROOM TWO (4.16 x 3.57) has a UPVC double glazed window, radiator and fitted carpet.

BEDROOM THREE (3.75 x 3.24) with a UPVC double glazed window to rear, radiator and fitted carpet.

STUDY AREA (2.43 x 2.32) with a door to WC, and fitted carpet.

SHOWER ROOM (2.78 x 1.21) with a UPVC double glazed window to side, comprising; a three-piece suite, double shower cubicle with mixer shower, close couple WC, wash hand basin housed in a vanity unit, radiator, tiled walls and tiled effect vinyl flooring.

Staircase to third floor, providing access to Bedroom four and five.

BEDROOM FOUR (5.26 x 2.88) 2 Velux windows, radiator and fitted carpet.

BEDROOM FIVE (4.63 x 4.48) UPVC sash double glaze window to front, radiator, laminate flooring and access to loft space.

EXTERNALLY the property benefits from front and rear gardens, further benefiting from rear lane access.





Directions

From our office in Alfred Street, travel straight ahead through the 1st set of traffic lights onto Victoria Gardens. At the next set of traffic lights turn right and continue along Victoria Gardens to the next set of traffic lights turning left onto Cimla Road.

Tenure

Freehold

Services

All Main Services
Council Tax Band D
EPC Rating



Viewing strictly by
appointment through
Herbert R Thomas

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