



Talbot Road, Cimla,
Neath, Neath Port Talbot, SA11 1UT.

Offers in the Region Of £129,950

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned three bedroom semi detached family home situated within easy reach of Neath.

This home requires some updating which has been reflected in the marketing figure. Close proximity to the local schools and local park. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of a storm porch, hall, lounge, kitchen with base units, dining room, passageway, utility, downstairs toilet. To the first floor there are three bedrooms, separate toilet and a bathroom. Externally there are front and rear gardens.

Entrance

Via pvc door into the storm porch.

Storm Porch

Tiled floor, pvc cladding to the entrance and the ceiling. Frosted pvc door into the hall.

Hall

Understairs storage area, flooring. Staircase to the first floor. Door into the lounge. Door into the kitchen.

Lounge

14' 0" x 11' 2" (4.26m x 3.40m)

Double glazed window overlooking the rear garden, radiator, flooring, plain plastered ceiling.

Kitchen

9' 1" x 9' 8" (2.77m x 2.94m)

Double glazed window to the front aspect. Frosted double glazed window to the side aspect. Recently plastered room. A range of base units inset stainless steel sink unit, cooker point. Side access point to the passageway. Open to the dining room.

Dining Room

10' 3" x 8' 5" (3.12m x 2.56m)

Double glazed window to the rear aspect, radiator. Recently plastered room. Folding door leading to wall mounted boiler with radiator.

Passageway

Plain plastered ceiling. Frosted pvc door to the front and rear aspect. Open to the utility room.

Utility Room

8' 0" x 5' 5" (2.44m x 1.65m)

Double glazed window to the left hand side aspect. Sink unit area. Point for a washing machine. Space for a fridge/freezer. Tiled splash backs. Door into the toilet.

Toilet

Frosted double glazed window to the side aspect, toilet, sink unit with tiled splashbacks. Fan heater.

Half Landing

Double glazed window to the front aspect.



First Floor Landing

Double glazed window to the front aspect, plain plastered ceiling, access to the loft.

Bedroom One

13' 3" x 9' 8" (4.04m x 2.94m)

Double glazed window to the rear aspect, plain plastered ceiling. Access to the loft.

Bedroom Two

9' 8" x 11' 2" (2.94m x 3.40m)

Double glazed window to the rear aspect, radiator, exposed fireplace, plain plastered ceiling with coving.

Bedroom Three

10' 0" x 8' 1" (3.05m x 2.46m)

Double glazed window to the front aspect, feature shelving area, radiator, block flooring.

Separate Toilet

Frosted double glazed window to the front aspect, toilet.



Bathroom

5' 6" x 5' 10" (1.68m x 1.78m)

Frosted double glazed window side aspect, extractor fan, fan heater. A suite consists of a bath, shower over the bath, sink unit with storage beneath. Partial tiled to walls.

Garden

To the front there is a walled frontage with mature shrubs, laid to lawn. Side steps down the home. To the rear there is an outside water tap supply. Storage shed. Hard standing area. Laid to lawn which is enclosed.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - B

Energy Performance Certificate

Current 72 – C

Potential 86 – B

Certificate number : 9959-1910-5200-0769-0204

Total Floor Area = 79 Square Metres

Valid until 16th October 2031

Full EPC on www.epcregister.com



Viewing by appointment with the selling agent.

Please contact ourselves for a viewing of the home.

Disclaimer

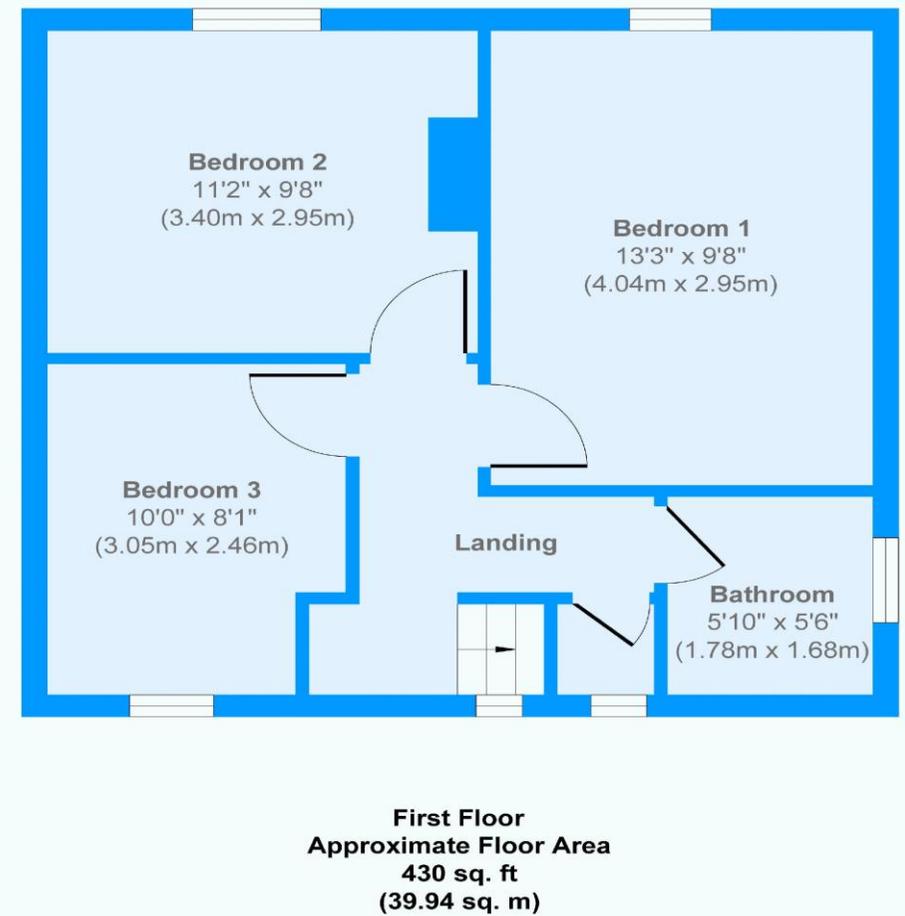
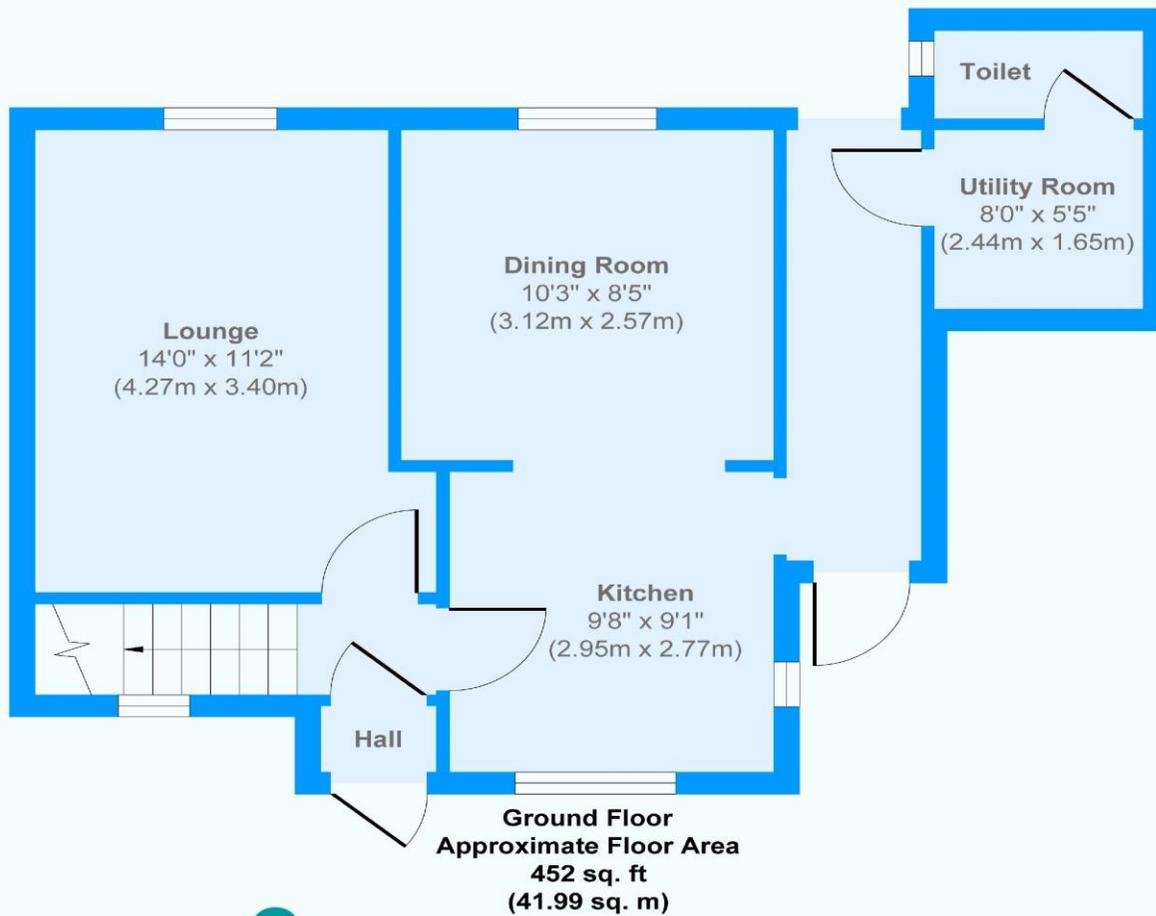
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey



Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



Talbot Road, Cimla, Neath, SA11 1UT



Approx. Gross Internal Floor Area 882 sq. ft / 81.93 sq. m

Produced by Elements Property



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