



Clos Ysbyty, Cimla,  
Neath, Neath Port Talbot, SA11 3PH.

Offers in the Region Of £169,999



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

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

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three-bedroom end link home in a row of three homes in this select development in Cimla. This home is offered with vacant possession with no onward chain. Close proximity to the local shops and schools. Good road access into Neath. We strongly recommend internal viewing of this home.

The accommodation consists to the ground floor of an entrance hall, cloakroom, lounge, dining room, fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens, Parking for two vehicles.

### Entrance

via front door into the hall.

### Hall

Laminated flooring, textured ceiling. Door into the cloakroom. Door into the lounge.

### Cloakroom

Frosted double glazed window to the front aspect, textured ceiling, radiator. A suite consists of a toilet, sink unit with tiled splash back.

### Lounge

13' 6" x 14' 6" (4.11m x 4.42m)

Double glazed window to the front aspect, radiator, textured ceiling. Open plan to the dining room. Staircase to the first floor. Arch into the dining room. Understairs cupboard.

### Dining Room

9' 8" x 7' 4" (2.94m x 2.23m)

Double glazed french doors leading into the rear garden, double radiator, laminated flooring. Arch to the kitchen.

### Kitchen

9' 1" x 6' 7" (2.77m x 2.01m)

Double glazed window to the rear aspect, textured ceiling, radiator, laminated flooring. A range of wall and base units inset sink unit, electric hob, oven, extractor fan. Space for an upright fridge/freezer, plumbed for washing machine. Tiled splash backs.

### First Floor Landing

Textured ceiling. Access to the loft. Cupboard housing logic boiler.

### Bedroom One

11' 0" x 8' 5" (3.35m x 2.56m)

Double glazed window to the front aspect, double radiator, laminated flooring, textured ceiling.

### Bedroom Two

8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed window to the rear aspect, double radiator, textured ceiling, laminated flooring.

### Bedroom Three

8' 1" x 5' 8" (2.46m x 1.73m)

Double glazed window to the front aspect, textured ceiling, radiator, laminated flooring.



### Family Bathroom

5' 6" x 6' 3" (1.68m x 1.90m)

Frosted double glazed window to the rear aspect, extractor fan, radiator. A suite consists of pedestal wash hand basin, shaver point, tiled splash backs, toilet, panelled bath. Shower over the bath.

### Garden

To the front there is an area laid to lawn with a front driveway for two vehicles. Side gate leading into the enclosed rear garden.

### Tenure - Freehold

Please check the tenure with your solicitor.

### Energy Performance Certificate

Current - 76 - C - Potential 89 - B Total Floor Area 65 square metres. Certificate Number - 0080-2596-8990-2797-3145 Valid until 16th January 2033. Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### Viewing by appointment with the selling agents.

Please contact us to arrange 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.

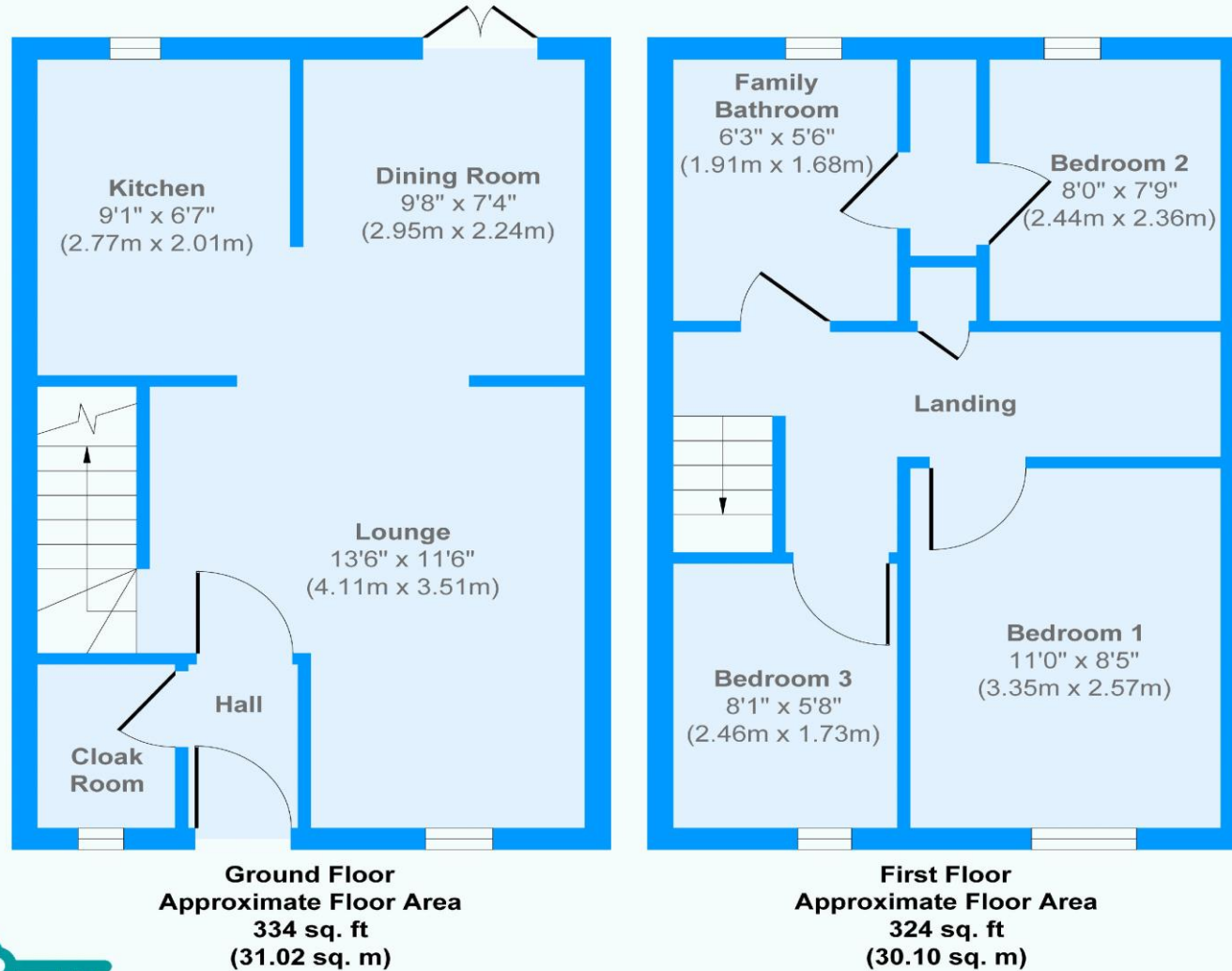








## Clos Ysbyty, Cimla, Neath, SA11 3PL



**Approx. Gross Internal Floor Area 658 sq. ft / 61.12 sq. m**

Produced by Elements Property

Abbey Residential Agents Office  
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT  
enquiries@abbeyresidentialagents.co.uk  
www.abbeyresidentialagents.co.uk