



Beacons View, Cimla,
Neath, Neath Port Talbot, SA11 3SD.

Offers in the Region Of £124,950

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

If you are interested into this home please contact ourselves verbally.

- * Abbey Residential Agents are delivering results.
- * Free Valuation, No Sale No Fee.
- * Only Pay When We Sell Your Home.
- * Bespoke Virtual Tour.
- * Bespoke Floor Plan.
- * Locally Owned Family Business.
- * Town Centre Branch Location.

Abbey Residential Agents are proud to offer for sale by private treaty this three bedroom semi detached family home which is in need of updating situated in the popular residential location of Cimla. Within walking distance of Cimla Common, Crynallt Primary School, Tesco and CK's situated on Cimla Road, Good road links into Neath and the adjoining locations. This home has been in the same family for a number of years and is situated on the fringe of the development. Vacant Possession with No Onward Chain. To the ground floor there is an entrance hall, lounge with doors into the dining room, kitchen with units. To the first floor there are three bedrooms and a shower room. Externally there are front and rear gardens. Off road parking to the front of the home.

Entrance

via side leaded frosted pvc door into the hall.

Hall

Dado rail, radiator, textured ceiling. staircase to the first floor. Under stairs cupboard. Door into the lounge. Door into the kitchen.

Lounge

10' 1" x 14' 5" (3.07m x 4.39m)

Two double glazed windows to the front aspect, double radiator, dado rail, gas fire, double doors into to the dining room.

Dining Room

10' 2" x 7' 8" (3.10m x 2.34m)

Serving hatch to the kitchen in two places, dado rail. Double glazed window to the front aspect, double radiator.

Kitchen

7' 2" x 13' 9" (2.18m x 4.19m)

Double glazed window to the rear aspect. Frosted pvc door into the rear garden. Double radiator. A range of wall and base units inset stainless steel sink

unit, plumbed for a washing machine, cooker point, space for a fridge/freezer. Tiled splashbacks.

First Floor Landing

Double glazed window to the rear aspect, access to the loft. Cupboard housing Ideal boiler.

Bedroom One

9' 8" x 13' 6" (2.94m x 4.11m)

Two double glazed windows to the front aspect, radiator.

Bedroom Two

7' 8" x 10' 4" (2.34m x 3.15m)

Double glazed window to the rear aspect, double radiator.

Bedroom Three

7' 6" x 8' 8" (2.28m x 2.64m)

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



Shower Room

6' 4" x 5' 7" (1.93m x 1.70m)

Frosted double glazed window to the side aspect. A suite consists of pedestal wash hand basin, toilet, shower cubicle, double radiator, tiled floor, panelling to the walls, extractor fan.

Garden

To the front there is walled frontage with an entrance gate leading to the side pathway to the entrance door of the home. Double gates leading to off road parking. Side gate leading into the enclosed rear garden which is laid to lawn.

Tenure - Freehold

Please obtain verification from your solicitor.

Energy Performance Certificate

Viewing by appointment with the selling agents.

Please contact ourselves 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.





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