



Clos Ty Ysgol, Cimla,  
Neath, Neath Port Talbot, SA11 1GQ.

Offers in the Region Of £175,000



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

If you are interested in this home, please contact us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three storey, three bedroom middle link home in a row of three homes. In our opinion we strongly recommend internal viewing. Within close proximity to Cimla Common, local children's park, CK's Foodstore, Tesco and Premier Stores. Crynallt Primary School and Cefn Saeson Comprehensive School are within walking distance. Good road links into Neath Town Centre. The accommodation is arranged over three floors. As you enter through the front door to the left there is cloakroom, to the right there is an access door into the garage with an up and over door. Directly straight ahead off the hall is the lounge which is overlooking the neighbouring countryside. To the left hand side of the hall there is a staircase to the lower level and a staircase to the first floor. To the level level there is hall with a storage cupboard and a door leading into the kitchen/diner with french doors leading into the enclosed rear garden. To the first floor there are three bedrooms and a family bathroom. Externally to the front of the home there is shingle area with a driveway leading to the integral garage. To the rear there is an enclosed rear garden.

### Entrance

Via frosted pvc door into the hall.

### Hall

Plain plastered ceiling. Stairs to the lower level. Stairs to the first floor. Door into the cloakroom. Door into the garage. Door into the lounge..

### Cloakroom

5' 8" x 3' 10" (1.73m x 1.17m)

Frosted double glazed window to the front aspect. Vinyl flooring. A suite consists of push button toilet, sink unit with tiled splashback, radiator, plain plastered ceiling, extractor fan.

### Integral Garage

17' 3" x 9' 2" (5.25m x 2.79m)

With an up and over door.

### Lounge

9' 8" x 17' 4" (2.94m x 5.28m)

Two double glazed windows to the rear aspect, radiator, plain plastered ceiling .

### Lower Level

### Lower Level Hall

Radiator, storage cupboard. Door into the kitchen/diner.

### Kitchen/Diner

10' 5" x 17' 4" (3.17m x 5.28m)

Double glazed window to the rear aspect. Double glazed french doors opening into the rear garden. A range of fitted wall and base units inset stainless steel sink unit. Inset extractor fan, gas hob, oven, plumbed for a washing machine, radiator, wall mounted gas boiler. There is a dining area where there is room for a table and chairs.

### First Floor Landing

Plain plastered ceiling, access to the loft, walk in wardrobe. Doors off to the first floor rooms. Doors off to the bedrooms and the family bathroom.

### Bedroom One

10' 8" x 10' 0" (3.25m x 3.05m)

Double glazed window to the front aspect, radiator, plain plastered ceiling, walk in wardrobe cupboard. Door into the en-suite shower room.



### En-suite Shower Room

A suite consists of pedestal wash hand basin, shower cubicle, push button toilet and a radiator.

### Bedroom Two

10' 0" x 9' 9" (3.05m x 2.97m)

Double glazed window to the rear aspect, plain plastered ceiling, radiator, cupboard housing walk in wardrobe. Views over the countryside.

### Bedroom Three

6' 5" x 7' 2" (1.95m x 2.18m)

Double glazed window to the rear aspect, plain plastered ceiling, radiator. Views of the countryside.

### Family Bathroom

5' 9" x 7' 0" (1.75m x 2.13m)

Frosted double glazed window to the rear aspect, plain plastered ceiling, extractor fan, radiator, vinyl flooring, extractor fan. A suite consists of pedestal wash hand basin, toilet, panelled bath, shower over the bath. Tiled splashbacks.

### Garden

To the front of the home there is one car driveway leading to the garage. Shingle to the frontage. To the rear there is a patio area, artificial grass with further steps leading to a further area which is enclosed.

### Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

### Council Tax - C

### Energy Performance Certificate

Current - 74 - C Potential - 86 - B Total Floor Area 94 square metres Certificate Number - 2608-7967-6262-5648-7994 Valid until 27th December 2028 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### Viewing by appointment with the selling agents.

Please contact ourselves to arrange a viewing of the home.

### Disclaimer

As noted on the other homes.

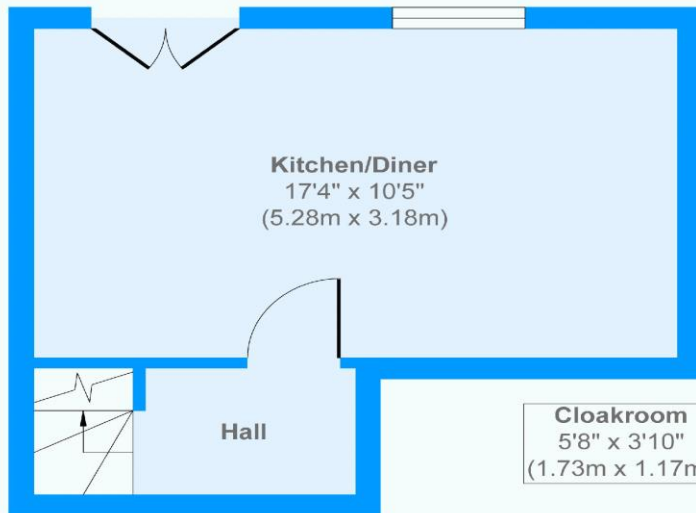






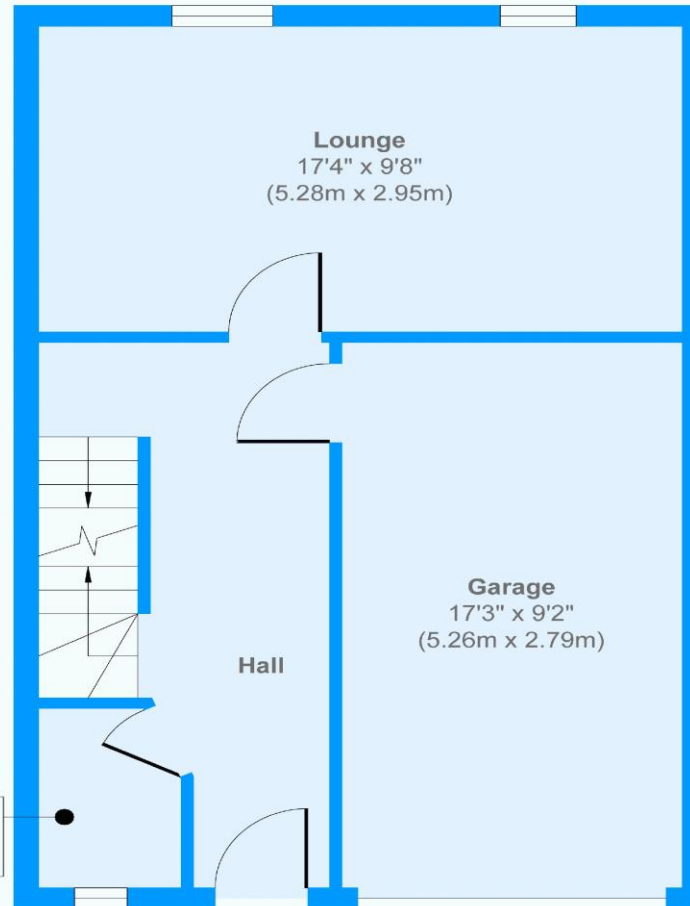


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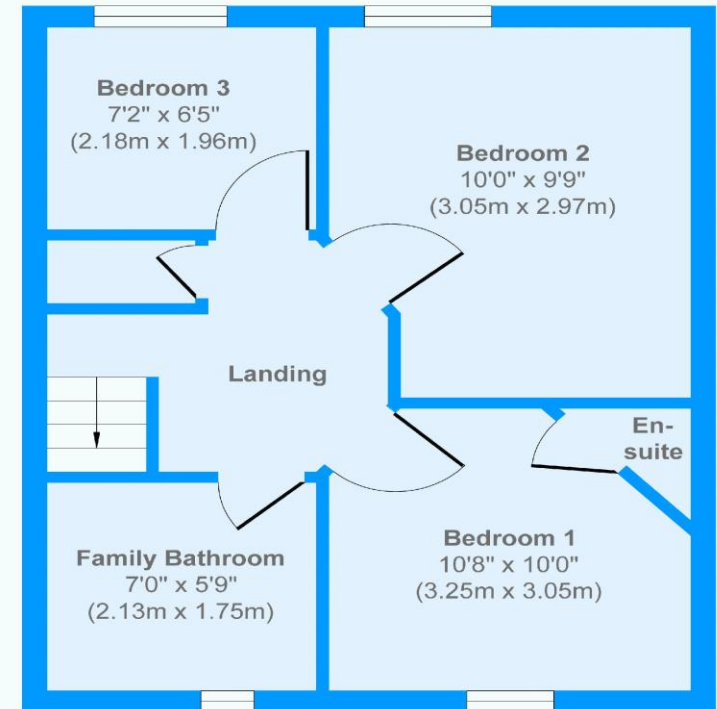


**Lower Level**  
Approximate Floor Area  
218 sq. ft  
(20.25 sq. m)

**Cloakroom**  
5'8" x 3'10"  
(1.73m x 1.17m)



**Ground Floor**  
Approximate Floor Area  
472 sq. ft  
(43.85 sq. m)



**First Floor**  
Approximate Floor Area  
364 sq. ft  
(33.81 sq. m)

**Approx. Gross Internal Floor Area 1054 sq. ft / 97.91 sq. m**

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