



The Meadows, Cimla, Neath, Neath Port
Talbot. SA11 3XF

£299,995

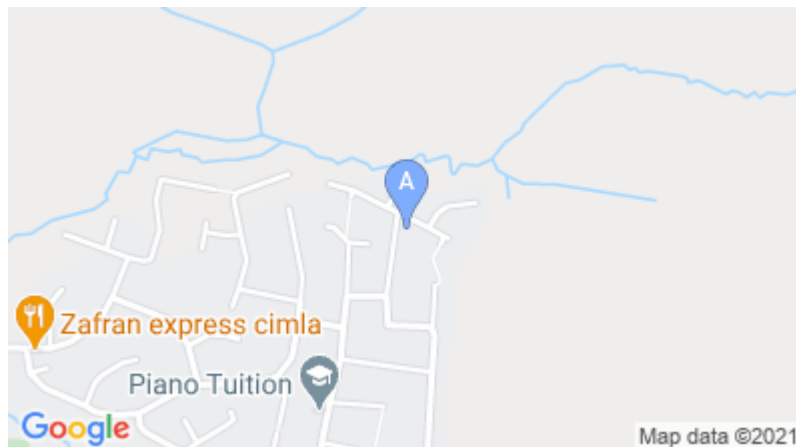


The Meadows, Cimla, Neath, Neath Port Talbot. SA11 3XF

Located in the popular residential area of CIMLA this WELL PRESENTED FOUR DOUBLE BEDROOM DETACHED is offered for sale with NO ONGOING CHAIN. This property would make the perfect family home providing plenty of space internally as well as outside. VIEWING HIGHLY RECOMMENDED.

£299,995 - Freehold

- Four double bedroom detached house
- Three reception rooms
- Fitted kitchen with separate utility room
- En-suite to the master bedroom
- Generous south-facing rear garden
- Ample off road parking. EPC-C69
- Larger than average accommodation



OVERVIEW

Situated within the popular residential area of Cimla close to Neath town centre this four double bedroom detached property benefits from plenty of outside space and ample off road parking to the front. The property offers larger than average family accommodation and internal viewing is essential to appreciate.

Briefly comprising to the ground floor spacious lounge, dining room, open plan kitchen/breakfast room, third versatile reception room, downstairs w.c. and utility room. To the first floor there is a landing leading to four double bedrooms with the master bedroom having an ensuite and family bathroom.

Externally to the rear there is a generous well maintained enclosed south-facing garden with side access leading out on to an open plan frontage and ample driveway.

ENTRANCE HALL

Enter in through wooden double glazed glass panel door with matching side screen. Coving. Artexed ceiling. Emulsioned walls. Radiator. Spacious hall way with open plan under stair area. Staircase to first floor with spindle balustrades. Fitted carpet.

DOWNSTAIRS W.C.

Artexed ceiling. Emulsioned walls. Two piece suite comprising hand basin set within vanity unit and low level w.c. set within unit. Tiled splash back areas. Chrome towel rail heater. Double glazed frosted glass PVCu window to front.

LOUNGE (18' 9" x 12' 0") or (5.72m x 3.66m)

Measurements taking into bay window. Coving. Artexed ceiling. Ceiling rose. Emulsioned walls with feature wall paper to one wall. Dado rail. Radiator. Fire surround with marble hearth and back plate with onset gas fire creating a focal point. Double glazed PVCu window set within box bay with vertical blinds. Fitted carpet. Double doors leading to:

DINING AREA (10' 5" x 10' 2") or (3.18m x 3.10m)

Coving. Artexed ceiling. Ceiling rose. Emulsioned walls with feature wall paper to one wall. Radiator. Double glazed PVCu patio doors with vertical blinds leading out to rear garden. Fitted carpet.

KITCHEN (13' 1" x 10' 5") or (3.99m x 3.18m)

Stippled ceiling. Emulsioned walls with tile splash back areas. Fitted kitchen with range of wall and base units in light oak with complimentary work surfaces. One and a half bowl sink unit and drainer with mixer tap and waste disposal. Built in dishwasher. Integrated fridge. Four ring gas hob with concealed extractor hood. Double oven. Tiled flooring.

BREAKFAST ROOM (8' 3" x 8' 0") or (2.52m x 2.44m)

Open plan from kitchen area ideal for breakfast table and chairs. Stippled ceiling. Radiator. PVCu double glazed patio doors with vertical blinds leading to rear garden. Tiled flooring.

UTILITY ROOM

Plumbing for automatic washing machine. Ample space for other appliances. Wall units. Tiled flooring. Door leading to:



CONVERTED GARAGE (16' 9" x 8' 3") or (5.11m x 2.51m)

Artexed and coved ceiling. Emulsioned walls with feature wall paper to one wall. Radiator. Double glazed PVCu window with vertical blinds set within bay to front. Fitted carpet. Door to cupboard that houses wall mounted gas boiler.

FIRST FLOOR LANDING

Stippled ceiling. Access to loft space. Emulsioned walls. Fitted carpet. Radiator. Door to airing cupboard housing hot water tank and shelving.

FAMILY BATHROOM (8' 11" x 7' 4") or (2.73m x 2.23m)

Stippled ceiling. Fully tiled walls with decorative border tiles. Four piece suite comprising low level w.c. pedal wash hand basin, panel bath and shower cubicle with mains fed shower. Radiator. Double glazed frosted glass PVCu window to rear. Tiled flooring.

BEDROOM 1 (17' 4" x 10' 9") or (5.29m x 3.28m)

Artexed ceiling. Emulsioned walls. Radiator. Double glazed pvcU box bay window with vertical blinds. Fitted carpet. Door into:

EN-SUITE (9' 0" x 5' 6") or (2.74m x 1.68m)

Artexed ceiling. Fully tiled walls with decorative border tile. Three piece suite comprising low level w.c. pedestal hand wash basin, panel bath with telephone style mixer tap. Radiator. Double glazed frosted glass PVCu window to rear. Tiled flooring.

BEDROOM 2 (21' 7" x 8' 4") or (6.58m x 2.53m)

Stippled ceiling. Emulsioned walls. Two radiators. Double glazed PVCu window to rear and double glazed velux window to front. Newly fitted carpet.

BEDROOM 3 (13' 11" x 7' 8") or (4.25m x 2.34m)

Stippled ceiling. Emulsioned walls. Radiator. Built in sliding door wardrobe. Double glazed PVCu window with vertical blind to front. Newly fitted carpet.

BEDROOM 4 (8' 11" x 8' 2") or (2.72m x 2.48m)

Stippled ceiling. Emulsioned walls. Radiator. Double glazed UPVc window to rear. Newly fitted carpet.

OUTSIDE


To the rear there is a generous south-facing garden which is enclosed and bounded by wood panel fencing and is laid to lawn with mature shrubs and planting. The garden benefits from a paved patio area, storage shed and outside tap.

Access at the side leads to the open plan front garden which has a spacious lawn area and tarmac driveway providing parking for several vehicles. A pathway leads to the front door with a canopy providing shelter.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Awaiting Floorplans

Please visit pjchomes.co.uk for a full list of our properties for sale and to rent.

Follow us on Facebook and Twitter for the latest PJC news.

 twitter.com/pjchomes

 Search 'Payton Jewell Caines'

These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. 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 Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328

bridgend@pjchomes.co.uk

Lettings: 01656 869 000

bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477

pencoed@pjchomes.co.uk

Lettings: 01656 869 000

pencoedrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk

Neath

Sales: 01639 874507

neath@pjchomes.co.uk

Lettings: 01639 874507

neathrentals@pjchomes.co.uk