



Heol Isaf, Cimla, Neath, Neath Port Talbot.
SA11 3SR

Offers In Excess Of
£169,995

 PAYTON
JEWELL
CAINES

Heol Isaf, Cimla, Neath, Neath Port Talbot. SA11 3SR

Early viewing is recommended on this detached bungalow which offers LARGER THAN AVERAGE accommodation throughout and benefits from TWO DOUBLE bedrooms, fitted kitchen, GOOD SIZE rear garden and OFF ROAD PARKING.

Offers In Excess Of £169,995 - Freehold

- Two bedroom detached bungalow
- Kitchen to include oven, hob and hood
- Bathroom and separate shower
- Enclosed garden to the rear
- Detached garage and driveway
- EPC C/Council Tax D



DESCRIPTION

We are pleased to offer for sale this two bedroom detached bungalow which is situated within the popular residential location of Cimla. Neath town centre can be easily accessed by car or bus and there are good road links available to the M4 for commuter access.

Accommodation briefly comprises entrance hall, spacious lounge/diner and fitted kitchen. An inner hallway then leads to two double bedrooms and a bathroom with separate shower.

Externally there is a well maintained rear garden with detached garage having access to the driveway and front garden.

ENTRANCE HALL

Via frosted glass PVCu door with coordinating side panel. Coving. Laminate flooring.

KITCHEN (14' 10" x 9' 10") or (4.51m x 2.99m)

Spotlights. Coving. PVCu double glazed window overlooking the front. Frosted glass PVCu door leading out on to the side. Fitted kitchen having a range of wall and base units with coordinating worktops and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Built-in eye level oven. Electric hob with overhead extractor. Space for fridge/freezer. Double radiator. Tiled flooring.

LOUNGE/DINER (23' 4" x 10' 2") or (7.10m x 3.09m)

Coving. Two ceiling roses. Large PVCu double glazed window overlooking the front. PVCu double glazed window overlooking the side. Two double radiators. Television aerial point. Fitted carpet.

INNER HALLWAY

Access to loft. Airing cupboard housing a combination boiler.

BATHROOM (6' 11" x 5' 9") or (2.10m x 1.76m)

Extractor. Frosted glass window overlooking the side. Three piece suite comprising panelled bath, pedestal and low level w.c. Respatex to the walls. Heated towel rail. Tiled flooring.

SHOWER

Extractor. Frosted glass window overlooking the side. Wall mounted shower. Tiled walls. Heated towel rail. Non-slip flooring.

BEDROOM 2 (10' 0" x 9' 10") or (3.04m x 3.00m)

Coving. PVCu double glazed patio sliding doors. Radiator. Laminate flooring.

BEDROOM 1 (11' 11" x 10' 0") or (3.62m x 3.04m)

Coving. PVCu double glazed window overlooking the rear offering views of the surrounding area. Radiator. Fitted carpet.



OUTSIDE

Enclosed garden to the rear which is partly laid to patio and lawn with mature planting, trees and shrubs.

There is a larger than average garage with power supply, lighting and up and over door that leads out on to the driveway.


The front garden is laid to lawn and has mature planting with steps leading down to the front door.

NOTES

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds



Floorplan & EPC

| Energy Efficiency Rating | | |
|---|----------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 87 |
| (69-80) C | 71 | |
| (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.



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

bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268

porttalbot@pjchomes.co.uk

Lettings: 01639 891 268

porttalbotrentals@pjchomes.co.uk