



Cimla Crescent, Neath, Neath Port Talbot.
SA11 3NR

£310,000



Cimla Crescent, Neath, Neath Port Talbot. SA11 3NR

PJC WELCOME the OPPORTUNITY to market this TRADITIONAL four bedroom semi detached FAMILY HOUSE. Positioned within a HIGHLY REGARDED RESIDENTIAL AREA, situated within walking distance to the GNOLL ESTATE COUNTRY PARK, the GNOLL COUNTRY PARK is an early-18th-century landscaped garden covering over 100 acres in the Vale of Neath. Also within walking distance to NEATH TOWN CENTRE with all AMENITIES AND FACILITIES, along with Train and Bus station services, local schools are also within easy reach. EARLY VIEWING IS HIGHLY RECOMMENDED.

£310,000 - Freehold

- Extended four bedroom semi detached house
- Three reception rooms
- Fitted kitchen/dining room



DESCRIPTION

PJC WELCOME the OPPORTUNITY to market this TRADITIONAL four bedroom semi detached FAMILY HOUSE. Positioned within a HIGHLY REGARDED RESIDENTIAL AREA, situated within walking distance to the GNOLL ESTATE COUNTRY PARK, the GNOLL COUNTRY PARK is an early-18th-century landscaped garden covering over 100 acres in the Vale of Neath. Also within walking distance to NEATH TOWN CENTRE with all AMENITIES AND FACILITIES, along with Train and Bus station services, local schools are also within easy reach. EARLY VIEWING IS HIGHLY RECOMMENDED.

Accommodation briefly comprises Welcoming entrance hall, Cloakroom, Three reception rooms, Kitchen/dining room and sun room. First floor larger than average landing, Four bedrooms master with dressing room and family bathroom. Front and rear gardens, off road parking and single integral garage.

ENTRANCE

Via PVCu part panelled and part decorative double glazed front door into:

ENTRANCE HALL

Welcoming entrance hall. Skimmed ceiling and coved. Emulsioned walls. Radiator. Decorative tiled flooring. Wood framed original stained glass window to front. Staircase to first floor with carpet runner and carpet stair clips. Understair storage cupboard. All doors lead off.

CLOAKROOM

Skimmed ceiling. Emulsioned walls. Radiator. Tiled flooring. Two piece suite in white comprising low level w.c. and wall mounted hand basin. Extractor fan.

RECEPTION 1 (13' 11" x 11' 4") or (4.23m x 3.45m)

Papered ceiling and walls. Picture rail. Original parquet flooring. Feature cast iron fire surround and tiled hearth. Recessed walls. Radiator. PVCu double glazed window to front elevation with stained glass top panels.

RECEPTION 2 (11' 11" x 10' 0") or (3.62m x 3.04m)

Papered ceiling and walls. Picture rail. Original parquet flooring. Radiator. PVCu double glazed window to front elevation with stained glass top panels.

RECEPTION 3 (8' 10" x 7' 11") or (2.69m x 2.42m)

Skimmed ceiling. Emulsioned walls. Picture Rail. Laminate flooring. Two storage cupboard.

KITCHEN/DINING ROOM (21' 9" max x 13' 1" max) or (6.62m max x 4.0m max)

Skimmed ceiling with inset ceiling lights. Two Velux windows to dining area. Emulsioned walls. Radiator. Laminate flooring. Ample space for dining table and chairs. Kitchen is fitted with modern wall and base units. Complementary work surfaces. Double 'Belfast Sink' with mixer tap. Range cooker set within recess, with tiled splash back area making a feature to the room. American style fridge freezer (under separate negotiations). Centre island with cupboards below and offering breakfast bar area. PVCu double glazed window to rear elevation. Open plan into sunroom.



SAUNA ROOM (8' 8" x 6' 7") or (2.64m x 2.00m)

Feature glass roof. Privacy wall to one side, remaining sides with bi folding PVCu double glazed doors. Continuation of laminate flooring.

FIRST FLOOR LANDING

Larger than average landing. Skimmed ceiling and coved. Emulsioned walls. Laminate flooring. Two PVCu double glazed feature stained glass windows to side elevation.

All doors leading off.

FAMILY BATHROOM (11' 5" x 7' 10") or (3.47m x 2.40m)

Skimmed ceiling with inset ceiling lights and decorative coving. Emulsioned walls. Four piece suite in white offering traditional w.c. and high level pull chin, pedestal wash hand basin and four leg roll top freestanding bath with centre telephone style mixer shower taps, shower cubicle which is fully tiled and main fed overhead shower. Traditional heated towel rail and radiator. Tiled flooring. Two PVCu frosted double glazed windows to side elevation.



BEDROOM 1 (15' 7" x 12' 8") or (4.75m x 3.85m)

Skimmed ceiling. Access into attic via pull down ladder, fully boarded and power installed. Emulsioned walls. Picture rail. Laminate flooring. Two radiators. PVCu double glazed window with decorative glazed top panels to front elevation and two PVCu double glazed windows to rear elevation. Door into:

DRESSING ROOM

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Continuation of laminate flooring. Fitted with wall to wall hanging rail and shelving. PVCu frosted double glazed window to rear elevation.

BEDROOM 2 (13' 11" x 11' 4") or (4.23m x 3.46m)

Skimmed ceiling. Emulsioned walls with picture rail. Laminate flooring. Original fire surrounds. Radiator. PVCu double glazed window set within bay with stained glass top panel openings to front elevation.



BEDROOM 3 (11' 11" x 9' 11") or (3.64m x 3.03m)

Skimmed ceiling. Emulsioned walls with picture rail. Laminate flooring. Radiator. Feature to room is the reclaimed cast iron fire surrounds. PVCu double glazed window with stained glass top panels to front elevation.

BEDROOM 4 (8' 10" x 8' 0") or (2.70m x 2.45m)

Skimmed ceiling. Access into attic. Papered walls with one wall emulsioned. Picture rail. Fitted carpet. Radiator. Built in single cupboard. PVCu double glazed tilt'n'turn window to rear elevation.



OUTSIDE

Rear garden is enclosed and bounded by wood panel fencing. Two patio areas ideal for garden furniture. Lawn area with shrubs. Courtesy doors into garage.

Frontage is enclosed and bounded by wall. Lawn area with shrub borders. Block paviour driveway with ample parking for several vehicles leading to single integral garage.


INTEGRATED GARAGE

Door from kitchen into single integral garage where there is plumbing for automatic washing machine and space for tumble drier. Wall mounted combination boiler. Double PVCu doors to rear elevation. Access into garage via up and over doors from front elevation.



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

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(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

Neath

Sales: 01639 874507
neath@pjchomes.co.uk
 Lettings: 01639 874507
neathrentals@pjchomes.co.uk