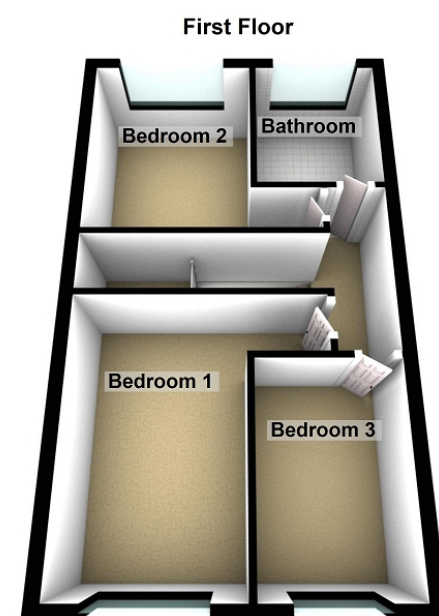
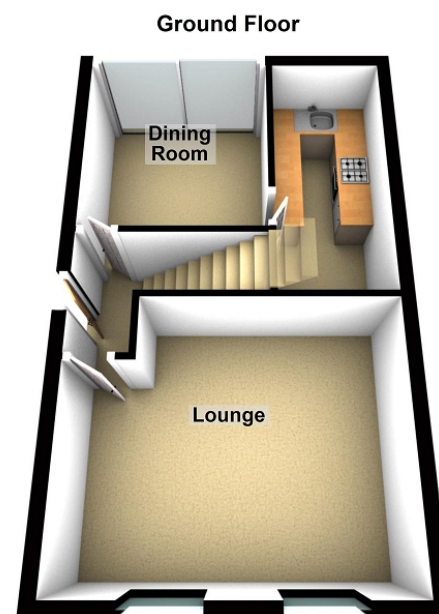
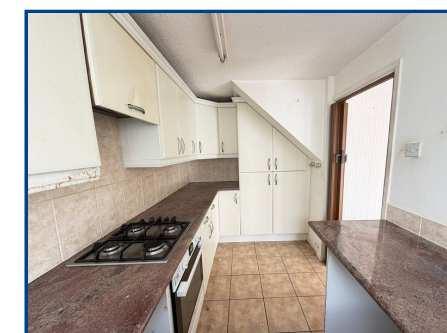




**Greenwood Drive
Cimla
Neath
Neath Port Talbot.**

Price **£199,950**



- **DETACHED PROPERTY**
- **3 BEDROOMS**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **FIRST FLOOR BATHROOM**
- **DRIVEWAY LEADING TO GARAGE**
- **ENCLOSED REAR GARDEN**
- **REQUIRES MODERNISING THROUGHOUT**

General Description

Situated in the sought-after area of Cimla, Neath, this detached property presents an exciting opportunity for those seeking a spacious family home with exceptional potential.

EPC Rating: C74



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 12 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Property Description

Presenting a fantastic opportunity to acquire a detached property in the sought-after location of Cimla, Neath. This generously sized three-bedroom home offers ample potential for those looking to create a bespoke living space, with modernisation required throughout to truly make it your own.

On the approach, a spacious driveway provides plenty of off-road parking and leads to a convenient garage, ideal for families and those seeking additional storage. Step inside to discover a traditional layout comprising a lounge, separate dining room, and kitchen—each offering scope for transformation and personalisation. Upstairs, you'll find three well-proportioned bedrooms and a first floor bathroom, ensuring comfort for growing families or those in need of extra space.

The property enjoys a desirable setting in Cimla, a popular suburb of Neath renowned for its welcoming community and attractive green spaces. Scenic walks and open

countryside are just moments from your doorstep, with Cimla Common and Gnoll Country Park perfect for leisurely strolls, picnics, and outdoor activities. Local amenities abound, including reputable schools, shops, and cafés, while Neath's bustling town centre—with its range of retail outlets, markets, and restaurants—is just a short drive away.

Excellent transport links connect you easily to surrounding areas and beyond, making this property as convenient as it is promising. Whether you're looking to put down roots in a thriving neighbourhood or seeking a rewarding refurbishment project, this home presents the ideal investment.

Don't miss this chance to view the property and explore its full potential—get in touch today to arrange your visit.

Entrance Hall (5' 10" x 2' 10") or (1.78m x 0.86m)

Entrance hall, laminated flooring, staircase to the 1st floor, radiator.

Lounge (14' 09" x 12' 03") or (4.50m x 3.73m)

Windows to the front, radiator.

Dining Room (9' 05" x 7' 11") or (2.87m x 2.41m)

Patio doors opening to the rear garden, radiator.

Kitchen (12' 09" x 6' 07") or (3.89m x 2.01m)

Window to the rear, wall & base fitted units with work top over. Gas hob with extractor fan above, electric oven. Space for a fridge freezer, plumbing for a washing machine, sink unit, tiled flooring.

First Floor Accommodation. (8' 08" x 2' 10") or (2.64m x 0.86m)

Landing area, doors leading to.

Bedroom 1 (12' 08" x 8' 00") or (3.86m x 2.44m)

Window to the front, radiator.

Bedroom 2 (9' 09" x 8' 00") or (2.97m x 2.44m)

Window to the rear, radiator. Storage cupboard housing gas central heating boiler.

Bedroom 3 (9' 10" x 6' 07") or (3.00m x 2.01m)

Window to the front, radiator.

External

Lawn frontage, with driveway leading to single garage. Side gated access to the rear garden. Enclosed paved seating area & lawn.

Additional Information

Ultra fast broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

C

