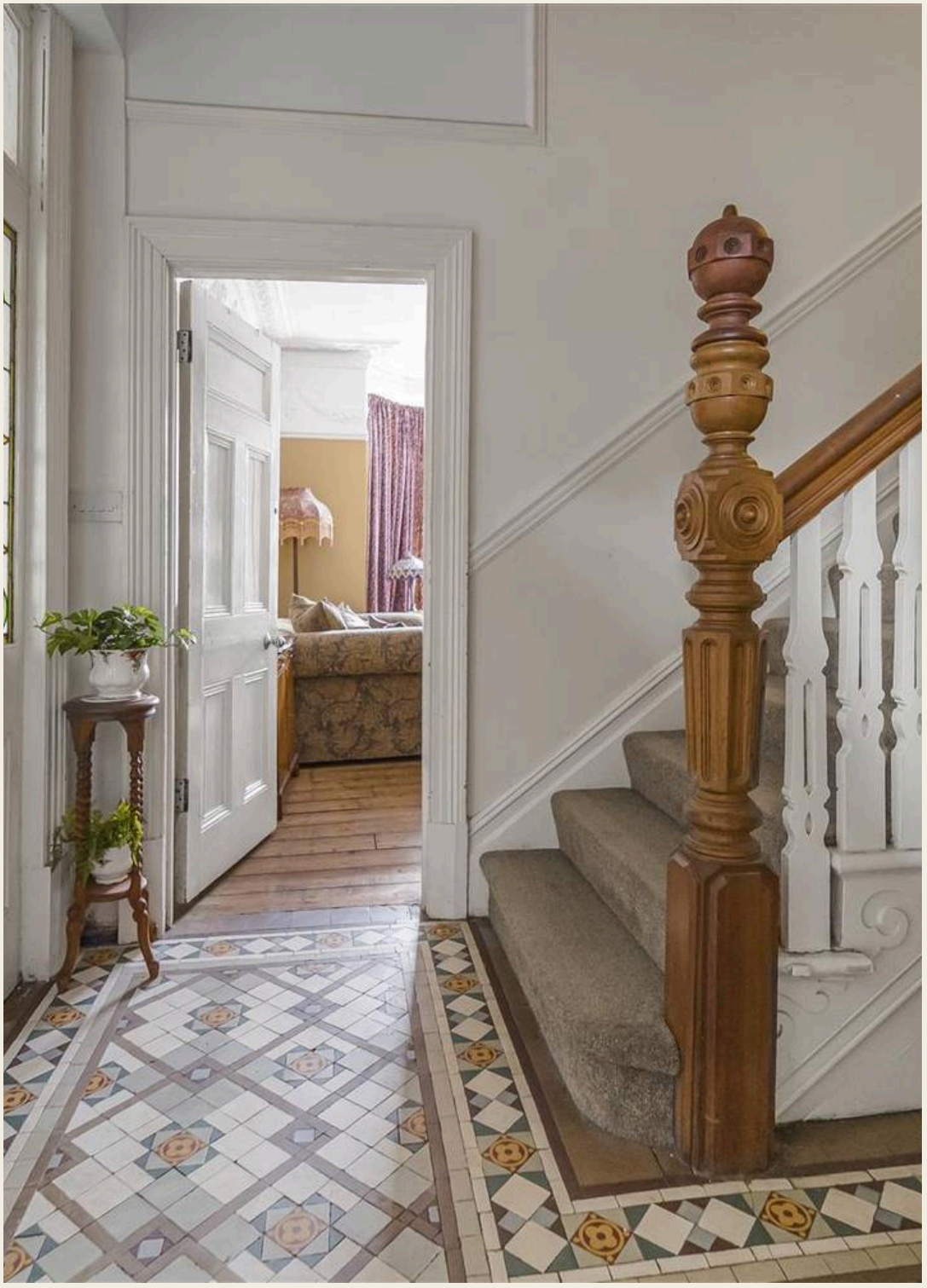


6 Cimla Road, Neath

Offers in Region of **£349,950**



6 Cimla Road

Neath

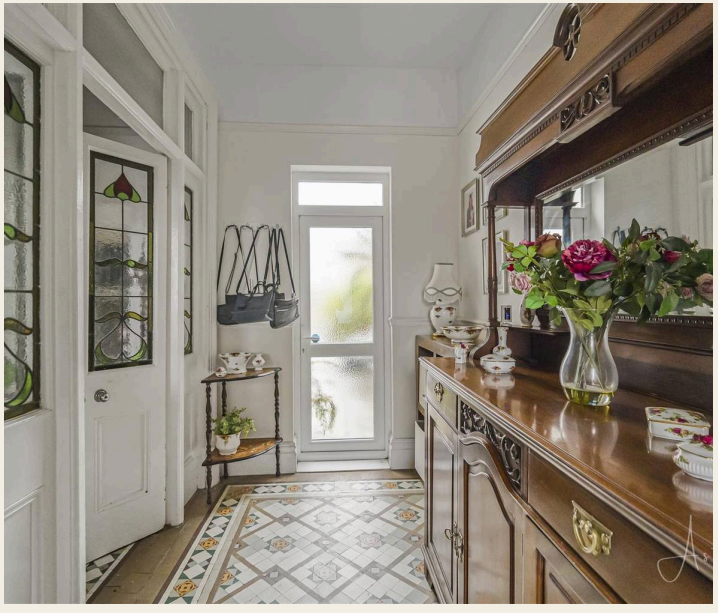
The character of this handsome period home is immediately apparent, with original features, generous proportions and an impressive sense of space arranged over several levels. Period details bring warmth and individuality throughout, while the substantial rooms offer the flexibility expected of a home that can adapt comfortably to modern family life. A welcoming entrance hall leads through to an inner hall, creating a natural sense of progression into the principal living spaces. To the front, the lounge provides a comfortable setting for everyday relaxation, while the separate dining room offers a more formal space for family meals and entertaining. To the rear, the kitchen is supported by a useful utility room and shower room, giving the ground floor a practical layout without compromising its character. Upstairs, the accommodation continues with five well proportioned double bedrooms and two bathrooms, providing plenty of room for family life, guests, working from home or simply having space to retreat. Outside, the welcoming garden offers an easily managed area for sitting out, enjoying a morning coffee or making the most of warmer days. There is a good choice of schools in the surrounding area, including Gnoll Primary School, Crynallt Infant School and Ysgol G G Castell Nedd, with further education options also available nearby. With its period character, unusually spacious accommodation and well connected setting, this is home with genuine scope for families, those looking to upsize and buyers seeking a more characterful lifestyle base in Neath.

Council Tax band: D

Tenure: Freehold







Main dwelling
UPVC front door into:

Entrance hall
Dimensions: 3.51m x 1.68m (11'6 x 5'6). Tiled floor, picture rails, door to rear garden, radiator. Doors through to:

Inner hall
Dimensions: 2.36m x 4.72m (7'9 x 15'6). Tiled floor, picture rails, storage cupboard and radiator

Lounge
Dimensions: 4.42m x 5.21m (14'6 x 17'1). Wooden flooring, open fire, bay window to front, ornate coving and radiator

Dining room
Dimensions: 3.99m x 4.65m (13'1 x 15'3). Open fire, picture rails, solid wooden floor, patio doors to the side garden and radiator

Kitchen
Dimensions: 5.66m x 3.73m (18'7 x 12'3). Range of oak base and wall units with coordinating worktops, Tiled floor, butlers sink, space for fridge/freezer, rangemaster cooker with extractor above, storage cupboard, door to side, 2 x windows to the side, partially tiled walls

Utility room
Dimensions: 2.31m x 1.37m (7'7 x 4'6). Tiled floor, space for washing machine and tumble dryer, window to the side, storage cupboard

Shower room
Dimensions: 2.36m x 2.34m (7'9 x 7'8). Walk in shower, pedestal sink, low level w/c, window to the back, radiator, fully tiled walls

Landing
Dimensions: 4.42m x 2.29m (widening to 9.58m x 0.74m) (14'6 x . Attic hatch and radiator

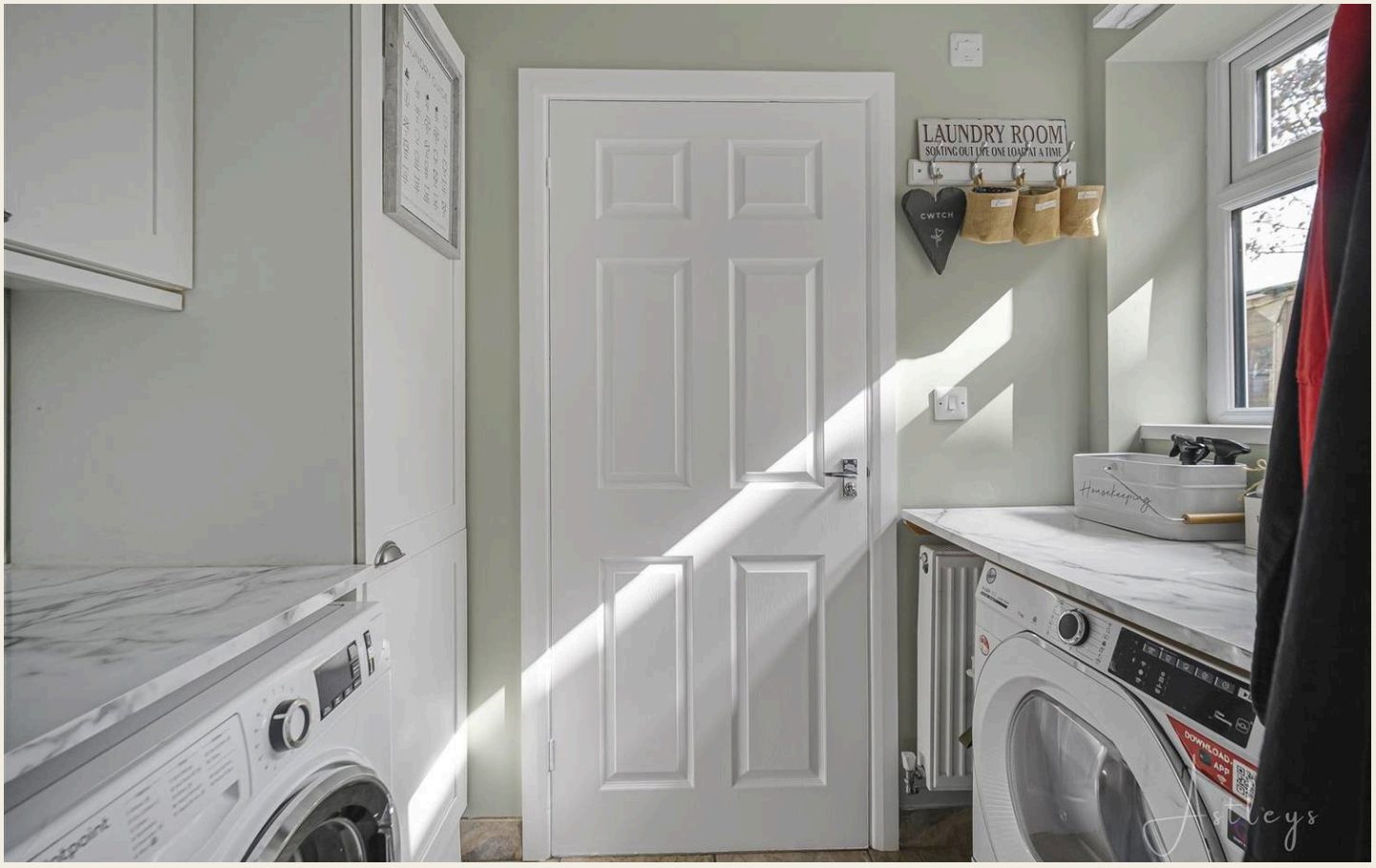
Bedroom 1
Dimensions: 4.34m x 4.34m (14'3 x 14'3). Picture rails,


Astleys


Astleys


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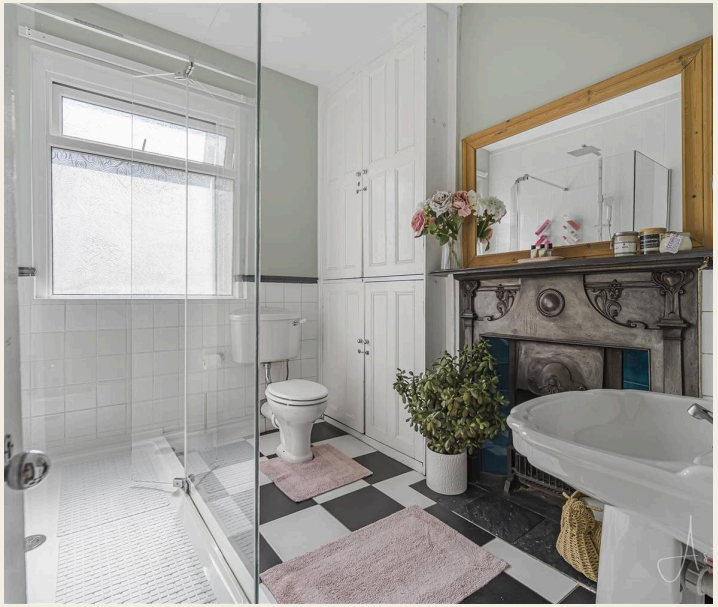
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Landing
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Bedroom 1
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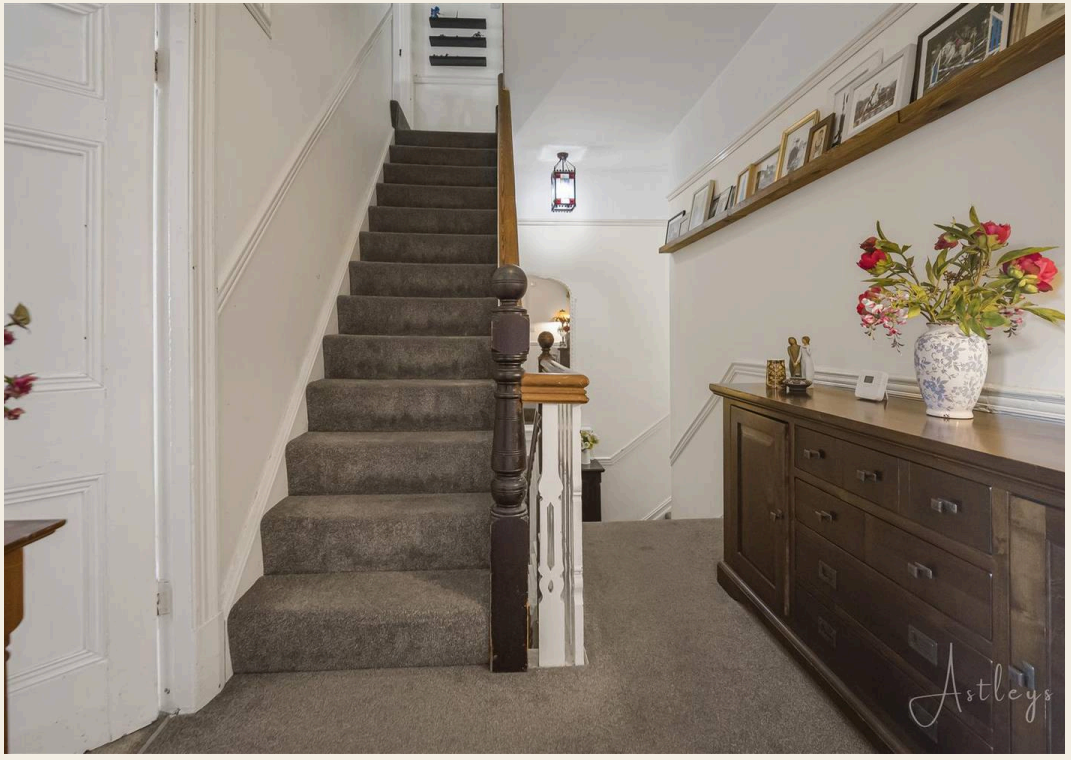







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