



Clos Ysbyty, Cimla,  
Neath, Neath Port Talbot, SA11 3PH.

Offers in the Region Of £179,999

\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom end of link home on this select development located in Cimla.

This home is situated at the end of the development set in the right hand corner with views to the front aspect. Close proximity to the local schools, shops and good road access via Cimla Road into Neath. We strongly recommend easel viewing of this family home to avoid any disappointment.

The accommodation consists to the ground floor of an entrance hall, cloakroom, lounge with open plan staircase with an opening into the dining room, arch to the kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens with a driveway for two vehicles to the front aspect.



### Entrance

via front door into the hall.

### Hall

Laminated flooring, textured ceiling. Door into the cloakroom. Door into the lounge.

### Cloakroom

Frosted double glazed window to the front aspect, textured ceiling, radiator. A suite consist of a toilet, sink unit with tiled splash backs.

### Lounge

13' 6" x 14' 6" (4.11m x 4.42m)

Double glazed window to the front aspect, radiator, textured ceiling. open to the dining room. Staircase to the first floor. Arch to the dining room.

Understairs cupboard.

### Dining Room

9' 8" x 7' 4" (2.94m x 2.23m)

Double glazed french doors leading into the rear garden, double radiator, laminated flooring. Arch to the kitchen.



### Kitchen

9' 1" x 6' 7" (2.77m x 2.01m)

Double glazed window to the rear aspect, textured ceiling, radiator, laminated flooring. A range of wall and base units inset sink unit, electric hob, oven, extractor fan. Space for an upright fridge/freezer, plumbed for a washing machine. Tiled splash backs.

### First Floor Landing

Textured ceiling, access to the loft. Cupboard housing logic boiler.

### Bedroom One

11' 0" x 8' 5" (3.35m x 2.56m)

Double glazed window to the front aspect, double radiator, laminated flooring, textured ceiling.

### Bedroom Two

8' 4" x 7' 9" (2.54m x 2.36m)

Double glazed window to the rear aspect, double radiator, textured ceiling, laminated flooring.

### Bedroom Three

8' 1" x 5' 8" (2.46m x 1.73m)

Double glazed window to the front aspect, textured ceiling, radiator, laminated flooring.



### **Family Bathroom**

5' 6" x 6' 3" (1.68m x 1.90m)

Frosted double glazed window to the rear aspect, extractor fan, radiator. A suite consists of pedestal wash hand basin, shaver point, tiled splash backs, toilet, panelled bath. Shower over the bath.

### **Garden**

To the front there is an area laid to lawn with a front driveway for two vehicles. Side gate leading to an enclosed rear garden.

### **Tenure - Freehold**

Please check the tenure with your solicitor.

### **Energy Performance Certificate**

Current - 76 - C Potential - 89 - B Total Floor Area 65 square metres Certificate Number - 0080 - 2596 - 8990 - 2797 - 3145 Valid until 16th January 2033 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### **Viewing by appointment with the selling agents.**

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will



have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.

### **Disclaimer**

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents 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. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. 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 Abbey Residential Agents in



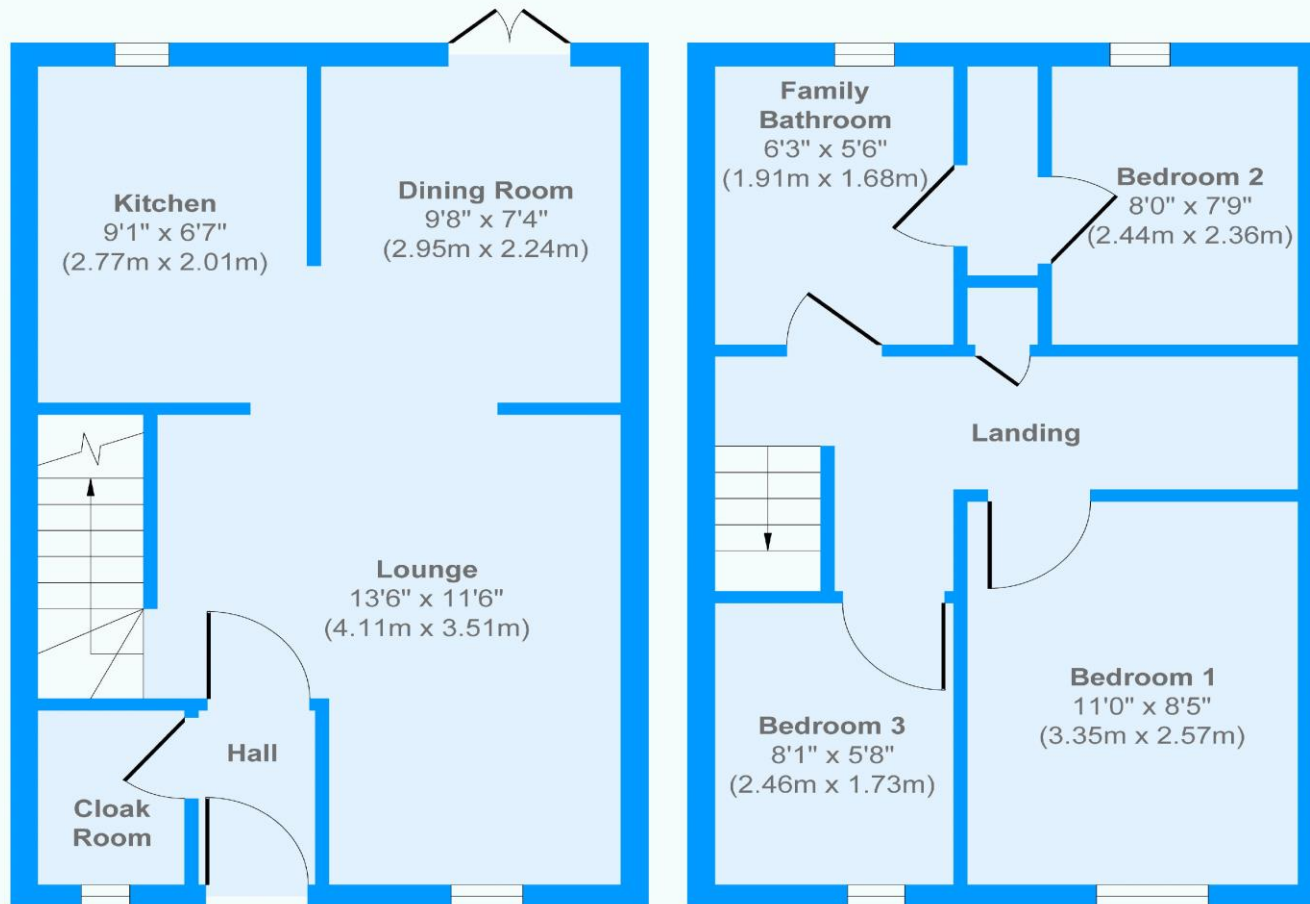
relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







# Clos Ysbyty, Cimla, Neath, SA11 3PL



**Ground Floor**  
Approximate Floor Area  
334 sq. ft  
(31.02 sq. m)

**First Floor**  
Approximate Floor Area  
324 sq. ft  
(30.10 sq. m)

**Approx. Gross Internal Floor Area 658 sq. ft / 61.12 sq. m**

Produced by Elements Property

