



Bwlch Road, £320,000

- Four Bedrooms!
- Driveway
- Sought After Location
- Detached house!
- EPC Rating: D
- Council Tax Band E



 4  1  2



About the property

Situated on the popular Bwlch Road in Cimla, this well-proportioned four-bedroom detached home offers spacious and versatile family accommodation in a convenient location. With fantastic links to local amenities throughout Neath Town Centre, including public transport via bus & train, high street stores and well renowned schools including Gnoll Primary, Crynallt Primary and Cefn Saeson Community Comprehensive School. Also well situated for commuters providing great access to the M4 corridor via the A465.

The home is approached via a double driveway and front lawn with hedges surrounding the home creating a private setting. The accommodation comprises a welcoming hallway with stairs to the landing and a door through to a spacious lounge, separate dining space, fitted kitchen and conservatory. Upstairs, the property offers four bedrooms and a family bathroom, making it an ideal choice for growing families.

To the rear, the property boasts a sizable enclosed rear garden, providing a safe and private space for outdoor enjoyment.

Viewings are recommended to fully appreciate the space and potential on offer!



Entrance Hallway

Lounge

13' x 14' 8" (3.96m x 4.47m)

Dining Room

12' 8" x 9' 2" (3.86m x 2.79m)

Kitchen

12' 5" x 9' 9" (3.78m x 2.97m)

Conservatory

11' 9" x 8' 4" (3.58m x 2.54m)

Cloakroom

Landing

Bedroom One

14' 9" x 10' 3" (4.50m x 3.12m)

Bedroom Two

13' x 8' 4" (3.96m x 2.54m)

Bedroom Three

8' 9" x 6' 8" (2.67m x 2.03m)

Bedroom Four

8' 7" x 5' 9" (2.62m x 1.75m)

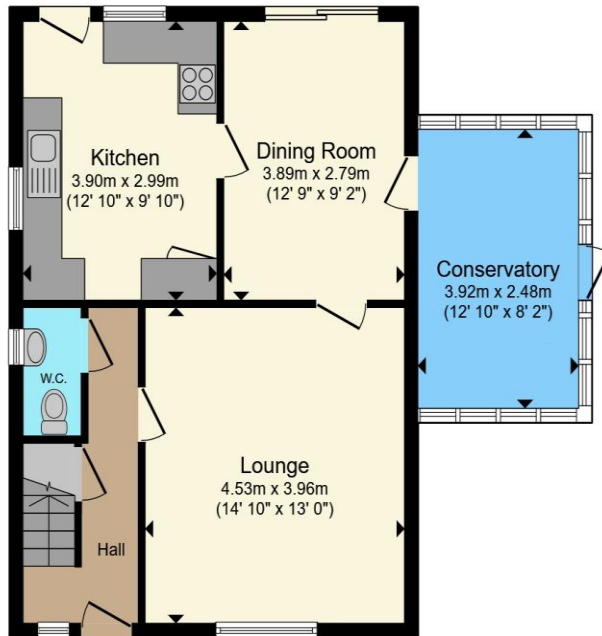
Bathroom

Front & Rear Gardens

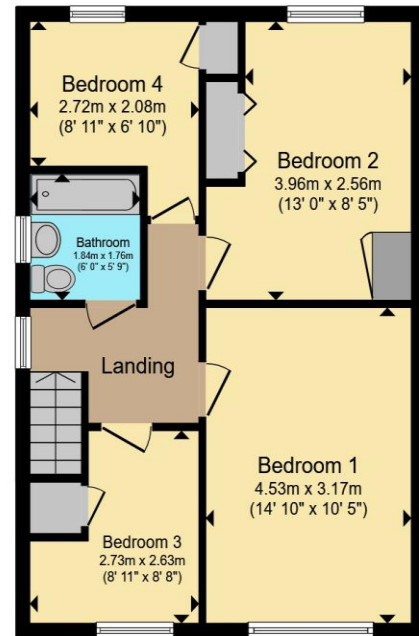
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Floorplan



Ground Floor



First Floor

Total floor area 112.2 m² (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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