



The Meadows offers in the region of £380,000

- Owned Solar Panels With Battery Pack
ask agent for more details
- Modern Fitted Kitchen / Diner
- Spacious Driveway & Garage
- External Office / Gym
- Multiple Reception Spaces
- EPC Rating: B



 4  2  2



About the property

This deceptively spacious and well presented family home is now available for sale with the heart of Cimla, Neath! Boasting jaw dropping views down the valley to the rear, healthy utility bills and a close to maximum EPC rating due to its owned solar panels and battery pack! Excellent for attendance to popular schools such as Gnoll/Crynallt Primary, Cefn Saeson Community Comprehensive and Neath College! Perfect for commuters with great links to public transport via bus or train as well as the M4 corridor/A465! The home is approached through a sizable paved / tarmac driveway, leading through to a garage. Side access is available through to the enclosed rear garden, laid with lawn and patio and providing access into the external office space / gym. Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to a lounge with log burner, cloakroom, and modern fitted kitchen / diner. Fitted with integrated appliances, the kitchen also flows to a utility space and study room to the rear. The first floor house a PIV Loft Mounted Unit, the family shower room and all four bedrooms. The master room is impressive in size with room enough for a dressing area and a four piece en-suite bathroom with under floor heating! Internal viewing are highly recommended to truly appreciate this home!





Accommodation

Entrance Hall

W.C

Lounge

12' x 14' 7" (3.66m x 4.45m)

Utility Room

7' 8" x 6' 1" (2.34m x 1.85m)

Dining Room

7' 7" x 18' 4" (2.31m x 5.59m)

Kitchen

10' 6" x 13' (3.20m x 3.96m)

Sitting Room

10' x 10' (3.05m x 3.05m)

Landing

Bedroom One

19' 2" max x 15' 5" max (5.84m max x 4.70m max)

Bedroom Two

10' 5" x 14' 5" (3.17m x 4.39m)

Bedroom Three

10' 5" x 10' 4" (3.17m x 3.15m)

Bedroom Four

10' 3" x 6' 4" (3.12m x 1.93m)

En Suite

Bathroom

Out-Building

Consisting of a garage and a gym area.

Floorplan



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