



9 Cimla Road  
Neath  
West Glamorgan  
SA11 3PR

Offers in Excess of £375,000

bettermove



# Cimla Road Neath

Bettermove are proud to present this impressive Victorian 6 bedroom end of terrace house in the sought after area of Neath. Spread out over three floors, this property offers lots of space for the whole family or scope for further development to be split into five individual flats.

The property benefits from double glazing, gas central heating throughout and has ample off street parking available via the driveway and detached garage. The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, study, the first family bathroom, the fitted kitchen and utility room on the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with an ensuite bathroom and the second family bathroom. The second floor hosts three bedrooms with one ensuite shower room. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Neath, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Neath Train Station, the M4, the A465 and many local bus routes.

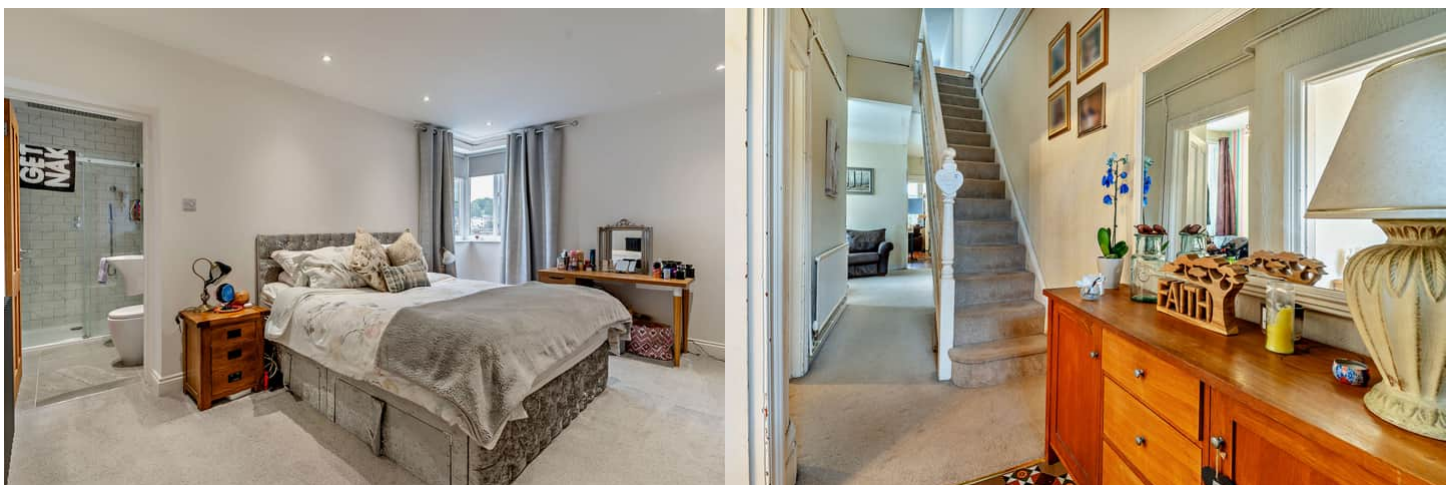
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

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You can secure the purchase immediately by paying an exclusivity deposit of £1,000.

This is not an additional fee and is returned to you on completion.

Paying this deposit ensures that the seller takes the property off the market and reserves it exclusively for you. Therefore, eliminating the risk of being gazumped by another buyer, and incurring aborted costs.



Cimla Road, Neath  
 Approximate Gross Internal Area  
 Main House = 246 Sq M/2648 Sq Ft  
 Garage = 35 Sq M/377 Sq Ft  
 Total = 281 Sq M/3025 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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