



# hrt

herbert r thomas

74 Greenwood  
Drive

Cimla, Neath, Neath Port  
Talbot, SA11 2BW

[hrt.uk.com](http://hrt.uk.com)

## 74 Greenwood Drive

Asking price **£299,950**

An immaculately presented four bedroom detached family home, positioned on the periphery of a well regarded residential area of Cimla and offering far ranging rural views to the rear.

First time coming to market in nearly forty years

A lovingly maintained detached family home

Situated on the periphery of a sought after development within Cimla

Ideally positioned within walking distance to local amenities and reputable schools

Spacious living and bedroom accommodation throughout

Conservatory extension to the rear

Four bedrooms, each benefitting from far ranging views

Recently upgraded family bathroom

Beautiful landscape private rear garden, with sheltered hot tub area

Integral garage with an additional mezzanine storage area





This immaculately presented detached family home is new to the first and has been lovingly maintained by the same vendors for nearly forty years. Sitting on a proud position, offering far ranging views to both the front and rear, the property would make an ideal purchase for a growing family.

The property is entered via a composite and glazed panel door into the main hallway, with lounge to the front, stairs to the first floor accommodation and doorways leading to a useful cloakroom and the kitchen/diner. The spacious lounge is entered via a solid oak and glazed panel door. It features a newly fitting carpet, a contemporary feature fireplace to one wall and a large bow window to the front, flooding the room with natural light.

To the rear of the property, a solid oak and glazed panel door gives access into the open plan dining area, with a conservatory extension to the area. The room benefits for engineered oak

flooring that continues into the conservatory, with a UPVC door within the conservatory giving access to the garden.

Access into the kitchen leads off the dining room. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a wood effect laminated work surface over. It benefits from tiled flooring, space for washing machine, space for fridge/freezer set within a tall unit, space for cooker and a stainless steel sink unit fitted below two windows to the rear.

Finally on the ground floor is the cloakroom. It features an obscure glazed window to the side, tiled flooring and it fitted with a white two piece suite.

To the first floor the stairs and landing have fitted carpet, with the landing providing access to all four bedrooms and the family bathroom. Bedrooms one and two are large double bedrooms

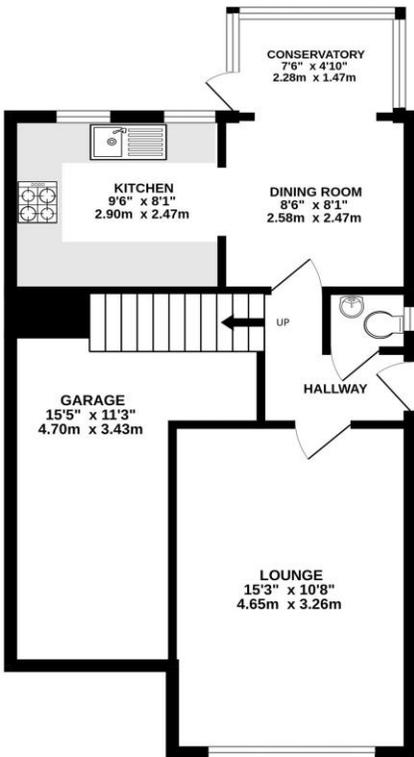
each benefitting from large windows providing an abundance of light and pleasing views. Bedrooms three and four are well proportioned single bedrooms again benefitting from windows providing far ranging views. All of the bedroom share use of the recently upgraded family bathroom.

The bathroom has been fitted with a contemporary white three piece suite comprising; panel path with over bath shower and glazed shower screen, low level WC and pedestal wash hand basin. There is full height tiling to all walls, tiled flooring, wall mounted back light mirror and an obscure glazed window to the side.

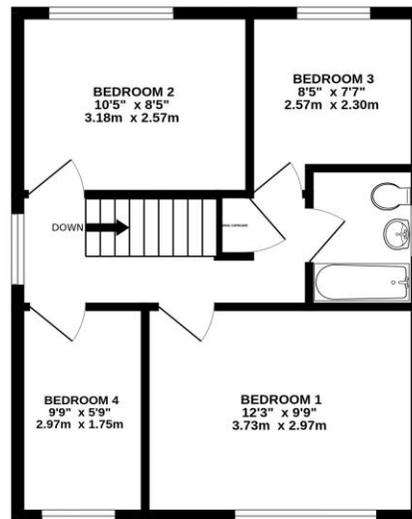
Outside, a driveway to the front provides off road parking for one car ahead of the integral open and over garage door. Within the garage, with ceiling height has allowed of a mezzanine floor to be added, offering additional storage. The garage houses the modern gas combination boiler and benefits from power supply. If needed, the garage could be converted into an additional reception room, with access internally via the hallway. There is a lawned garden to the front of the property with an established plant border and a paved pathway leads from the driveway around the side of the property to the front door and rear garden access gate.

To the rear, the tiered garden has been beautifully landscaped, combining a slightly sloped lawned area bordered by mature plants and shrubs, a flat lower level patio area accessed from the conservatory and a higher tiered level patio area, with a sheltered pergola area housing a modern hot tub. The sheltered pergola is open to the rear, allowing an uninterrupted rural view to enjoy whilst either relaxing in the hot tub, or taking up position on the bar stool within.

**GROUND FLOOR**  
532 sq.ft. (49.4 sq.m.) approx.



**1ST FLOOR**  
421 sq.ft. (39.1 sq.m.) approx.



**TOTAL FLOOR AREA : 953 sq.ft. (88.5 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024





## Directions

SAT NAV USERS SA11 2BW

## Tenure

Freehold

## Services

All Mains Services  
Council Tax Band D  
EPC Rating D

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

## Energy performance certificate (EPC)

23 December 2016 Date of EPC issue	Property class <b>D</b>	MRG 1016 Certificate number	16 April 2016 Valid until date
---------------------------------------	----------------------------	--------------------------------	-----------------------------------

Property type	Detached house
Total floor area	91 square metres

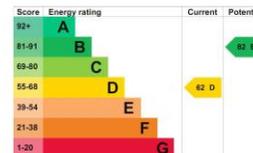
### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can view [guidance for landlords on the regulations and exemptions](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/476646/energy_rating_rules_on_letting.pdf) ([www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/476646/energy\\_rating\\_rules\\_on\\_letting.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/476646/energy_rating_rules_on_letting.pdf)).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/476646/energy_rating_rules_on_letting.pdf)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

### Breakdown of property's energy performance

**hrt**  
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926



These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

