



The Hollins, offers over £290,000

- Exceptional Family Home
- Sizable, Wrapping Corner Plot
- Driveway for Ample Off-Street Parking
- Open Plan Living Spaces
- Four Double Bedrooms
- EPC Rating: D
- Tax band D



 4  1  1



About the property

This deceptively spacious and well presented family home is now available for sale with the heart of Cimla, Neath! 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 lawned frontage and driveway toward the garage door. Side access is available through to an enclosed rear garden, low maintenance and mainly laid with paved patio and a wooden shed.

Internally, the property comprises of an entrance porch and hallway, with horse-shoe stairs to the landing and doors through to a ground floor w.c, open plan lounge and dining area, a conservatory and the fitted kitchen with 'converted' rear of the garage, perfect for dining space or soaking in the sun! The front of the garage now houses storage space and utilities. The first floor comprises of all four double bedrooms and the four piece family bathroom suite.

Internal viewings are highly recommended to truly appreciate this lovely home.



Entrance Porch

Entrance Hall

Cloakroom

Lounge Area

17' 9" x 11' 9" (5.41m x 3.58m)

Dining Area

11' x 9' 8" (3.35m x 2.95m)

Conservatory

11' 2" x 8' 4" (3.40m x 2.54m)

Kitchen Area

12' 1" x 10' 7" Plus Recess (3.68m x 3.23m Plus Recess)

Sun Room

14' 5" x 7' 4" (4.39m x 2.24m)

Landing

Bedroom One

12' x 11' 1" (3.66m x 3.38m)

Bedroom Two

11' 1" x 10' 3" (3.38m x 3.12m)

Bedroom Three

11' 2" x 9' 2" (3.40m x 2.79m)

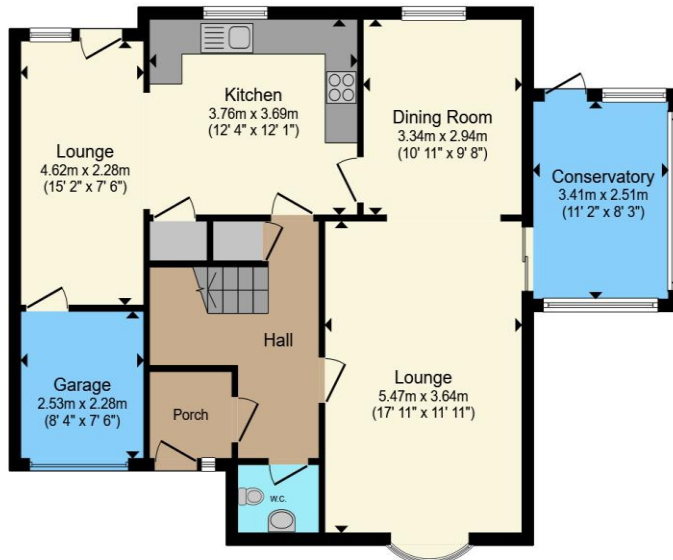
Bedroom Four

8' 5" x 8' 1" (2.57m x 2.46m)

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 141.9 m² (1,527 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

Important Information

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