



## 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



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## 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.





## Accommodation

**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**

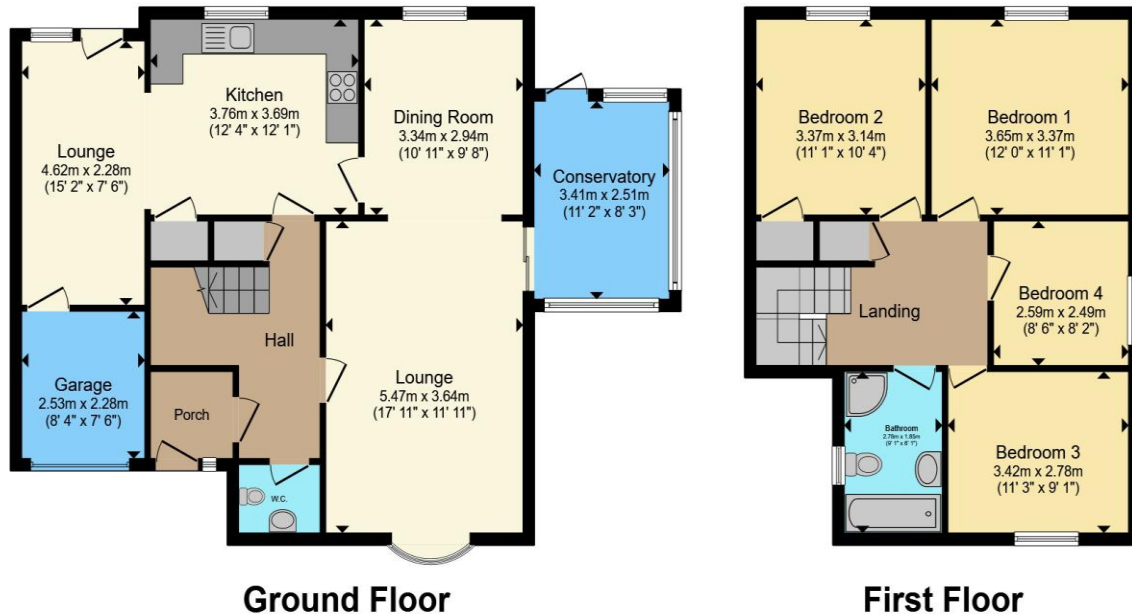
8' 5" x 8' 1" ( 2.57m x 2.46m )

**Bathroom**

**Front & Rear Garden**

**Driveway**

## Floorplan



Total floor area 141.9 m<sup>2</sup> (1,527 sq.ft.) approx

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