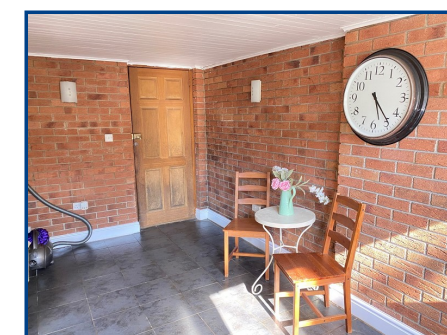


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

The Hollins Neath Neath Port Talbot.

Price **£325,000**



- DETACHED PROPERTY CORNER PLOT
- 4 BEDROOMS
- LOUNGE TO DINING ROOM
- CONSERVATORY
- KITCHEN / BREAKFAST ROOM
- AMPLE DRIVEWAY PARKING LEADING TO GARAGE
- LOW MAINTENANCE REAR GARDEN
- IDEAL FAMILY HOME

General Description

A stunning detached property is now available for sale in the desirable location of Cimla Neath. This impressive home boasts four bedrooms, a cloakroom, and a first floor bathroom. Well presented throughout, it offers a generous living space perfect for a growing family. Call us today to schedule your viewing appointment.

EPC Rating: D55

Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

The Hollins, Neath, Neath Port Talbot.

Property Description

Introducing this stunning detached property situated in the idyllic village of Cimla, Neath. Boasting four beautifully appointed bedrooms, a cloakroom and first floor bathroom, this well-presented family home is sure to impress even the most discerning buyers.

The property's spacious layout offers ample room for both living and entertaining, making it the perfect place for families to come together. The generously sized side and rear gardens provide a peaceful outdoor retreat, while the ample off-road parking leading to the garage ensures convenience for residents and visitors alike. The property has also recently benefited from triple glazing throughout.

Beyond the property itself, Cimla holds a wealth of charm and character, with picturesque countryside views and a strong sense of community. Nearby, residents can explore a variety of local amenities, including shops, restaurants, and schools, making it an ideal location for families looking to settle down.

Don't miss the opportunity to view this

exceptional property and experience the beauty of Cimla for yourself. Contact us today to arrange a viewing.

Hallway (10' 09" x 7' 11") or (3.28m x 2.41m)

Staircase leading to the 1st floor, herring bone wood flooring, under stairs storage area, radiator. Doors leading to.

Cloakroom (5' 05" x 3' 11") or (1.65m x 1.19m)

Frosted window to the side, vanity hand basin, low-level WC, partially tiled walls, radiator.

Lounge (17' 11" x 11' 11") or (5.46m x 3.63m)

Bay window to the front with bespoke blinds, wooden fire surround, herring bone wood flooring, radiator. Opening to.

Dining Room (11' 01" x 9' 09") or (3.38m x 2.97m)

Window to the rear, herringbone wood flooring, radiator.

Conservatory (11' 03" x 8' 05") or (3.43m x 2.57m)

Tiled flooring, door to the rear to access the rear garden.

Kitchen (12' 07" x 10' 10") or (3.84m x 3.30m)

Window to the rear, a range of wall & base fitted units, bowl & half sink unit, plumbing for a washing machine, space for fridge freezer, electric hob with extractor fan above, oven, tiled for splash back. Storage cupboard housing free standing oil central heating boiler. Opening to.

Breakfast Area (15' 02" x 7' 04") or (4.62m x 2.24m)

Brick feature walls, tiled flooring. Door access to the garage & rear garden, radiator.

First Floor Accommodation (14' 00" x 8' 05") or (4.27m x 2.57m)

Window to the side, panelled bath, vanity hand basin, low-level WC, shower cubicle, fully tiled walls, tiled flooring, radiator. Spotlights to the ceiling.

Bathroom (9' 04" x 6' 03") or (2.84m x 1.91m)

Frosted window to the side, panelled bath, vanity hand basin, low-level WC, shower cubicle, fully tiled walls, tiled flooring, spotlights to the ceiling, radiator.

Bedroom 1 (11' 03" x 10' 03") or (3.43m x 3.12m)

Window to the rear, radiator, storage cupboard.

Bedroom 2 (11' 11" x 11' 02") or (3.63m x 3.40m)

Window to the rear, radiator.

Bedroom 3 (11' 02" x 9' 03") or (3.40m x 2.82m)

Window to the front, bespoke blinds, radiator.

Bedroom 4 (8' 07" x 8' 05") or (2.62m x 2.57m)

Window to the side, radiator.

External

The property is situated on a corner plot, with paved spacious driveway leading to garage. Lawn to the side with gated access to the rear garden. Enclosed low maintenance rear garden benefiting from paved seating area, summer house with hot tub, timber shed, loose stone borders with mature shrubs. Oil tank.

Services

Mains electricity, mains water, mains drainage, oil central heating.

Council Tax

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