



19 Heol Y Waun, Seven Sisters, Neath, SA10 9BL

Offers In The Region Of £115,000

Nestled in the charming semi-rural village of Seven Sisters, this semi-detached house on Heol Y Waun presents a wonderful opportunity for those seeking a home with potential. The property boasts delightful mountain views to the rear, enhancing its appeal and providing a serene backdrop for everyday living. Upon entering, you will find a spacious living room that invites relaxation and comfort. The good-sized kitchen and dining room offer ample space for family meals and entertaining guests, making it the heart of the home. A convenient shower room is located on the ground floor, adding to the practicality of the layout. The first floor features three well-proportioned bedrooms, perfect for families or those needing extra space for guests or a home office.

Additionally, a cloakroom is available, providing further convenience. Outside, the property benefits from a generous level garden to the rear, ideal for outdoor activities, gardening, or simply enjoying the fresh air. The house is situated in a peaceful cul-de-sac, ensuring a quiet and safe environment for families. While the home does require some updating and modernisation, it offers a fantastic canvas for buyers to personalise and create their dream living space. With its picturesque location and potential for enhancement, this property is a must-see for anyone looking to settle in a tranquil yet accessible area.

Main Dwelling



Front double glazed entrance door into:

Small hallway 12'3" x 2'10" (3.75m x 0.88)
With stairs to first floor.

Living room 12'9" x 11'5" (3.9m x 3.5m)



With feature tiled fireplace with gas fire (not tested),
coved ceiling, deep understairs storage cupboard,
radiator, double glazed window to front.

Living room



Kitchen/dining area 15'2" x 9'11" (4.64m x 3.03m)



Kitchen area is fitted with a range of base and wall
units in oak effect with matching work surfaces, space
for all appliances, cushion flooring, double glazed
windows to side and rear, part tiled walls, coved
ceiling.

Kitchen/dining area



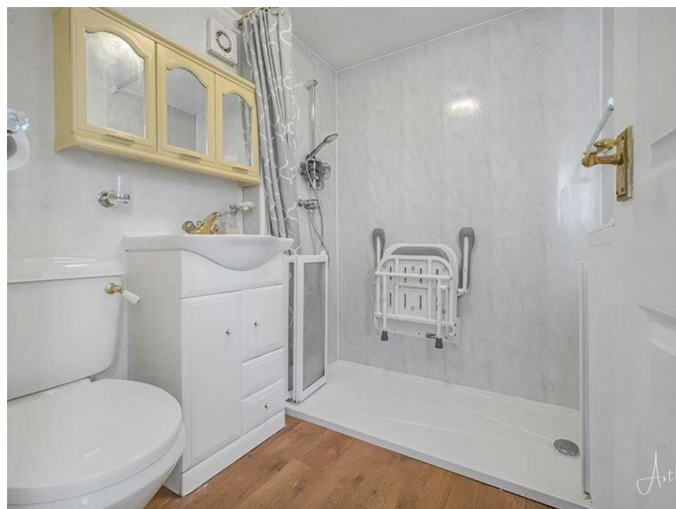
Kitchen/dining area



Lobby area 3'6" x 2'10" (1.09m x 0.880m)

With double built-in cupboard, cushion flooring, part tiled walls, door to rear garden.

Shower room 5'10" x 4'11" (1.8m x 1.5m)



With double walk-in adapted shower with seat, sink on vanity unit, w.c., cushion floor, respatex to walls, radiator, double glazed window to side.

FIRST FLOOR

Landing area 7'4" x 2'10" (2.26m x 0.88m)

With double glazed window to side, access to roof space.

Bedroom one 13'4" x 8'6" (4.08m x 2.61m)



With two double glazed windows to front, radiator.

Bedroom one



Bedroom two 13'3" x 8'11" (4.04m x 2.73m)



Cloakroom 5'0" x 3'1" (1.52m x 0.94m)



With wash hand basin and w.c.

With built-in storage cupboard, double glazed window to rear, radiator.

Bedroom two

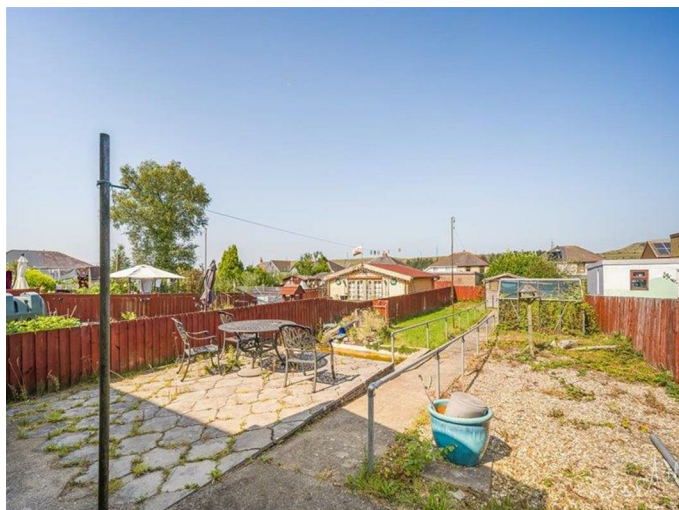


Bedroom three 9'11" x 7'4" (3.03m x 2.25m)

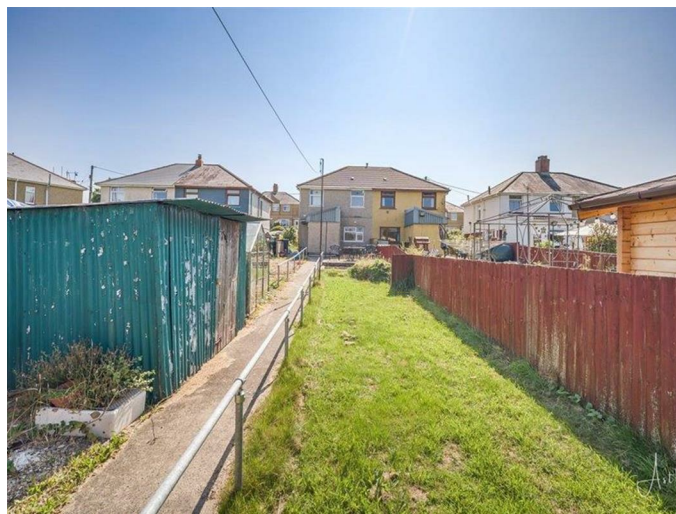


With double glazed window to rear, radiator.

Outside



Front garden area. Side paved area leading to enclosed good size garden to rear which with patio, lawn, 2 storage sheds and greenhouse. There are lovely mountain views from the rear of the property.



Drone image



AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

17 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability

BT

Sky

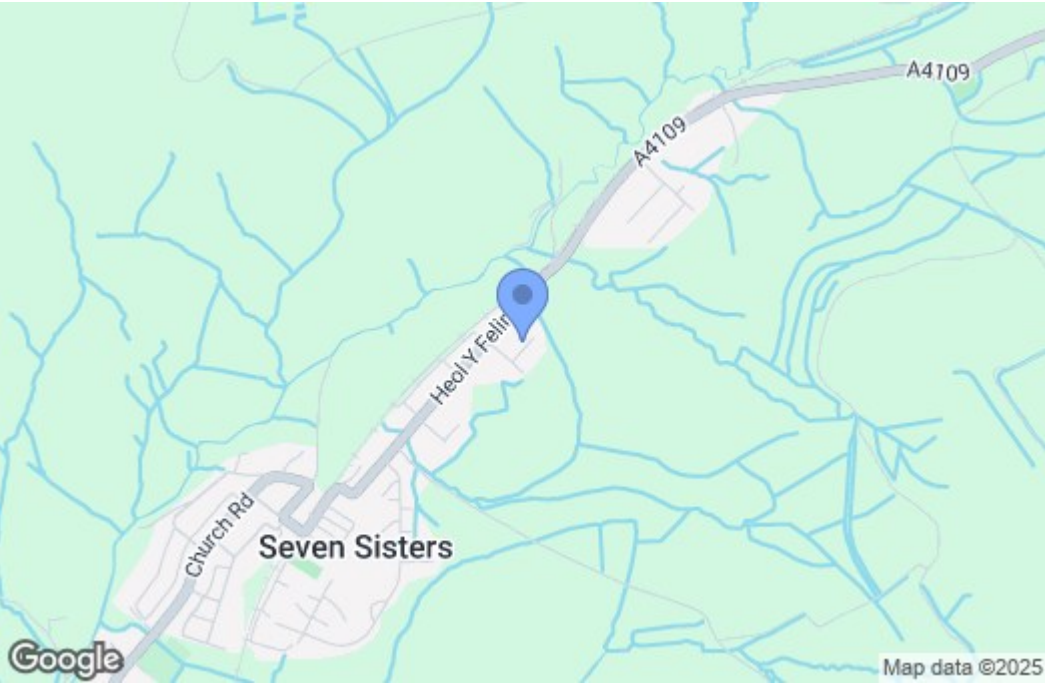
Virgin

AGENTS NOTE

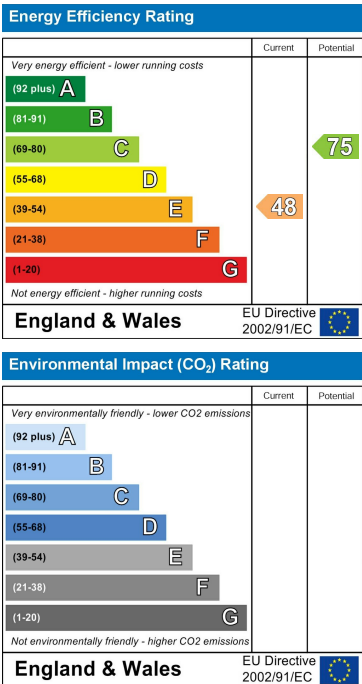
Council Tax Band A £1627

Floor Plan

Area Map



Energy Efficiency Graph



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