



Dulais Road, Seven Sisters,
Neath, Neath Port Talbot, SA10 9EY.

Offers in the Region Of £260,000

*****Exclusive with Abbey Residential Agents*****

If you are interested in this home, please contact us verbally to arrange an appointment. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well-proportioned, extended dormer bungalow which is arranged over two floors in the village setting of Seven Sisters.

We strongly recommend internal viewing of this family home. Vacant Possession with No Onward Chain. As you enter the home you will go into the entrance hall, with two bedrooms to the front of the home. To the left there a four piece family bathroom with skylight. To the left there is a substantial master bedroom with an en-suite shower room. To the right of the home there a further three bedrooms. Staircase to the lower level of modern fitted kitchen and a lounge with french doors leading into the rear garden. Externally there are gardens to the front and rear. Off road parking to the front aspect.

Entrance

via pvc door into the hall.

Hall

Radiator. Oak stairs leading to the lower level. Access to the loft.

Bedroom Three

11' 6" x 13' 6" (3.50m x 4.11m)
Double glazed window to the side aspect, radiator, plain plastered ceiling with coving.

Bedroom Four

9' 10" x 13' 3" (2.99m x 4.04m)
Double glazed window to the front aspect, plain plastered ceiling, radiator.

Bedroom Five

10' 2" x 12' 8" (3.10m x 3.86m)
Double glazed window to the front aspect, radiator, plain plastered ceiling.

Family Bathroom

11' 1" x 10' 2" (3.38m x 3.10m)
Skylight. A white suite consists of toilet, pedestal wash hand basin, panelled bath and a shower cubicle. Tiled to the floor. Chrome towel rail.

Master Bedroom

18' 5" x 20' 5" (5.61m x 6.22m)
Two double glazed windows to the rear aspect, radiator. Fitted wardrobes. Door into the en-suite shower room.

En-suite Shower Room

10' 10" x 6' 1" (3.30m x 1.85m)
Double glazed window to the side aspect. Wall mounted boiler. A suite consists of toilet, shower cubicle.

Bedroom Two

18' 11" x 12' 7" (5.76m x 3.83m)
Double glazed window to the rear aspect, plain plastered ceiling, radiator.



Lower Floor

Kitchen

18' 0" x 22' 6" (5.48m x 6.85m)

Double glazed window to the rear aspect. Open plan kitchen appointed with a range of cream matching wall and base units with worktops and stainless steel sink unit. Inset oven, electric hob with extractor fan. Radiator. Open to the lounge. Pvc door into the rear garden.

Lounge

18' 0" x 12' 6" (5.48m x 3.81m)

French doors leading into the rear garden with full length panes to the left and right hand side. Radiator.

Garden

To the front of the home with a pathway leading to the front door. Off parking driveway. To the rear there is an enclosed rear garden.

Council Tax - C

Tenure - Freehold

Please check the tenure with your solicitor.

Energy Performance Certificate

Current - 68 - D Potential 82 - B Total Floor Area 196 square metres, Certificate number - 8837 - 1127 - 3200 - 0727 - 7226 Valid until 28th July 2034 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.

Disclaimer

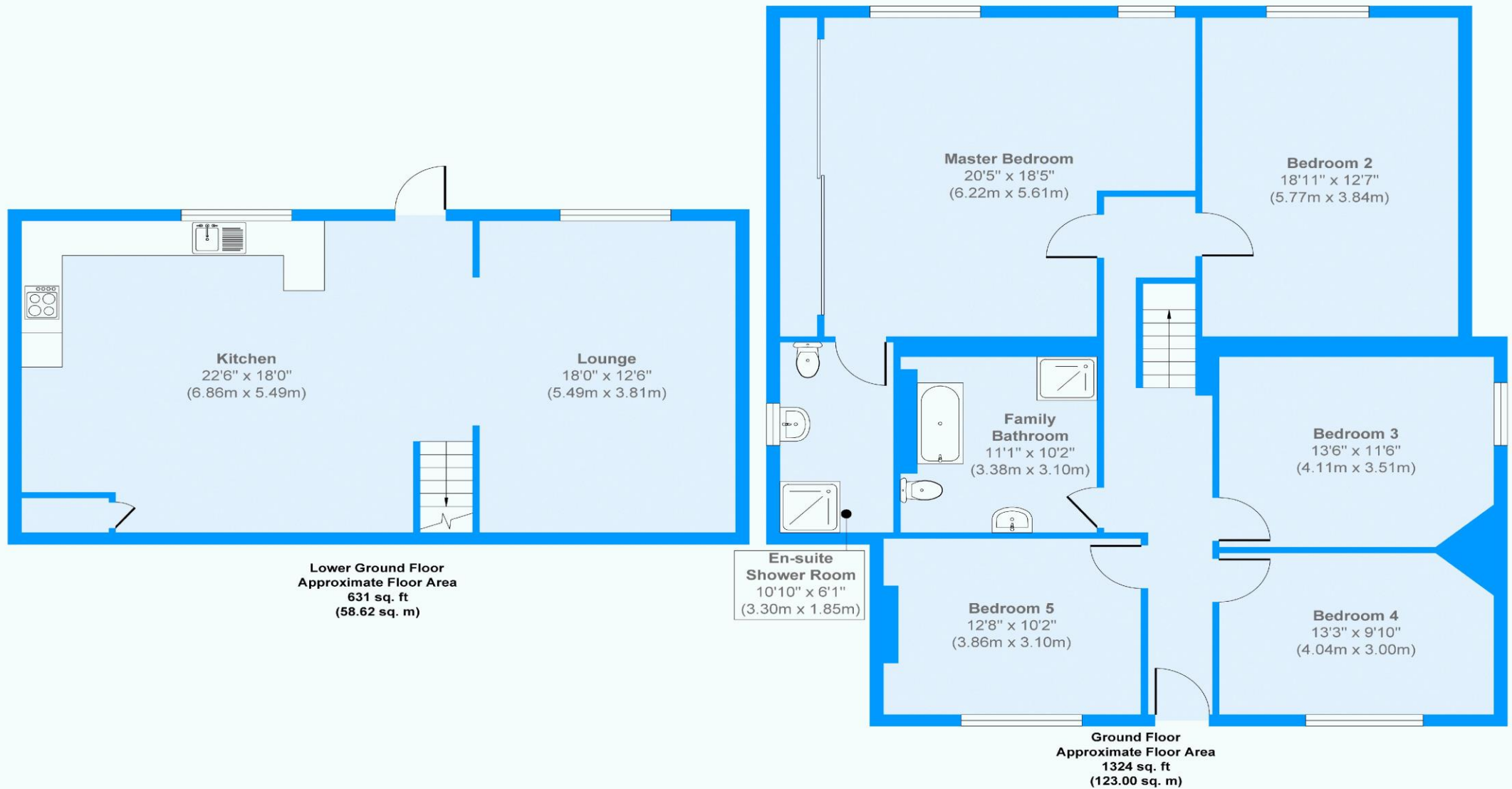
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents.

Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





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Approx. Gross Internal Floor Area 1955 sq. ft / 181.62 sq. m

Produced by Elements Property



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