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herbert r thomas

13a Standert

Terrace

Seven Sisters

Neath

SA10 9DF

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13a Standert Terrace

Asking price **£160,000**

A deceptively spacious and lovingly maintained three bedroom detached bungalow, situated in the quiet village of Seven Sisters, close to local amenities.

A spacious detached bungalow

Available to purchase with no ongoing chain

Situated on a generous corner plot within the popular village of Seven Sisters

Local amenities all within walking distance

Two reception rooms and three bedrooms

Potential for Attic conversion - subject to planning permission

Modern Worcester gas combination boiler fitted

Log store area and a detached outhouse to the rear

Potential for off road parking to the side

Solar Panel – owned



A rare opportunity to purchase a deceptively spacious three bedroom detached bungalow, being sold with no ongoing chain and located in the popular village of Seven Sisters. The property benefits from modern UPVC double glazing throughout, a wood burning stove fireplace within the main reception room, a generous detached outbuilding to the rear and offers potential for off road parking.

The property is entered via a UPVC and glazed panel door into an entrance porch area, with an opening to one side leading into the hallway. The porch area and hallway features fitted carpet flooring and has doorways leading to all three bedrooms and the main reception room.

The bright and spacious lounge features a large window to the front, with a further window to the side elevation. It offers a focal feature wood burning stove fireplace to one wall, a continuation of the same fitted carpet as the hallway and offers wooden and glazed panel double doors to the rear providing access into the dining room.

The dining room is located to the rear of the property and is flooded with natural light from a set of UPVC French doors. The room features a light laminated wood flooring and offers an airing storage cupboard currently housing a modern gas combination boiler. A doorway to the side of the room leads into an internal hallway, allowing for access into the kitchen and family bathroom.

The kitchen has been fitted with a matching range of wooden base and wall mounted units. It offers space for a free standing cooker, space for fridge/freezer, space for the washing machine and has a sink unit position on the rear wall, set below a large window. There is splashback tiling to all walls, tiled flooring and a doorway to the side providing direct access into the garden.

The generous sized family bathroom has been fitted with a four piece suite to include; corner bath unit, corner shower cubicle, low level WC and a pedestal wash hand basin. The room offers an obscure glazed window to the side and has wood laminate flooring laid.

To the front and side of the property are the bedrooms.

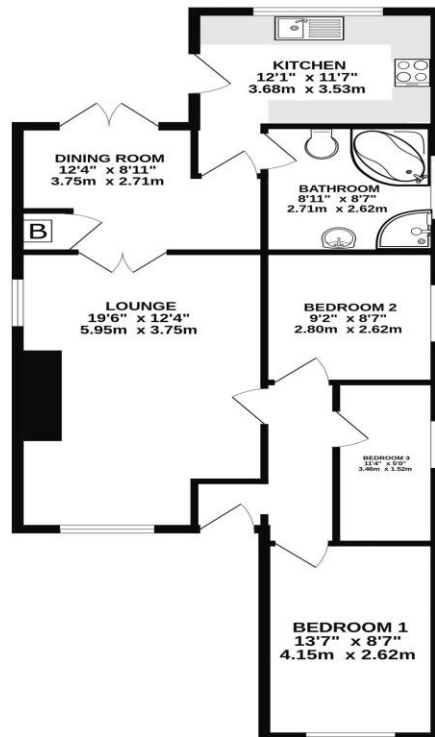
Bedrooms one and two are good sized double bedrooms, each benefiting from UPV windows and fitted carpet flooring.

Bedroom three is a well-proportioned single bedroom with a window to the side and fitted carpet flooring.

Outside to the front of the property, a pedestrian gate provides access and enclosure into the low maintenance garden. The garden offers an abundance of mature shrubs and plants, with a breeze block built boundary wall surrounding. A concrete pathway leads to the front door and to either side to the property. Access to the rear garden from either side of the property is done so by passing through half height wrought iron gates.

The garden to the rear is made up from a small paved patio space, an area laid to lawn and offers a log store shelter and outbuilding. To the side and rear of The garden is a grass verge, enclosed to one side by fencing. The verge opens onto a rear lane and has hardcore to one end, making an ideal off road parking bay for one vehicle. This area is not legally part of 13a Standert Terrace but has been maintained by the current vendor for over twenty years and has had a caravan positioned there for the duration.

GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.





Directions

SAT NAV USERS SA10 9DF

Tenure

Freehold

Services

Council Tax Band B

EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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English | [Contact](#)

Energy performance certificate (EPC)

The Energy Rating of this property is: C	Valid until: 31 August 2018
Energy Performance Certificate Number: 1126-601-688-610-004	

Property type: Detached bungalow

Total floor area: 81 square metres

Rules on letting this property

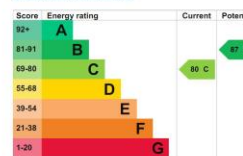
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions that cover energy ratings for rental properties](#) on the Energy Performance Certificate website.

Energy rating and score

The property's energy rating is C, it has the potential to be B.

[Click here to explore this property's energy efficiency](#)



The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- The average energy rating is D
- The average energy score is 60

Breakdown of property's energy performance

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.