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Plot Four Cwmdulais Close  
Dulais Road  
Seven Sisters

Neath

SA10 9EY

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# Plot Four Cwmdulais Close Dulais Road

Asking price **£320,000**

A rare opportunity to purchase a quality new build detached three bedroom bungalow, with scope to choose personalised fixtures, situated on a small development within the scenic Dulais valley.

Unique small development of five detached bungalows

Designed and constructed by a local reputable developer

Situated within the Dulais valley, only fifteen minutes from Neath

Modern health clinic/doctors surgery within walking distance

Just a short distance from an abundance of local village amenities

Five individual plots all sold separately

Quality fixtures provided as standard

Option to choose colour/type of units fitted within the kitchen

Enclosed rear gardens laid mainly to lawn

Driveway off road parking for each plot





A rare opportunity to purchase a quality new build detached two bedroom bungalow, with scope to choose personalised fixtures, situated on a small development within the scenic Dulais valley. Nestled on the periphery of the scenic village of Seven Sisters, just fifteen minutes drive from the large town of Neath, is this exceptional small development of two and three bedroom detached bungalows.

The location offers the perfect blend of convenience and tranquility, offering a modern health clinic/doctors surgery and bus stop, both within walking distance. Additionally, a short distance away, there are an abundance of local village amenities and reputable schools, making daily errands and educational needs effortlessly accessible.

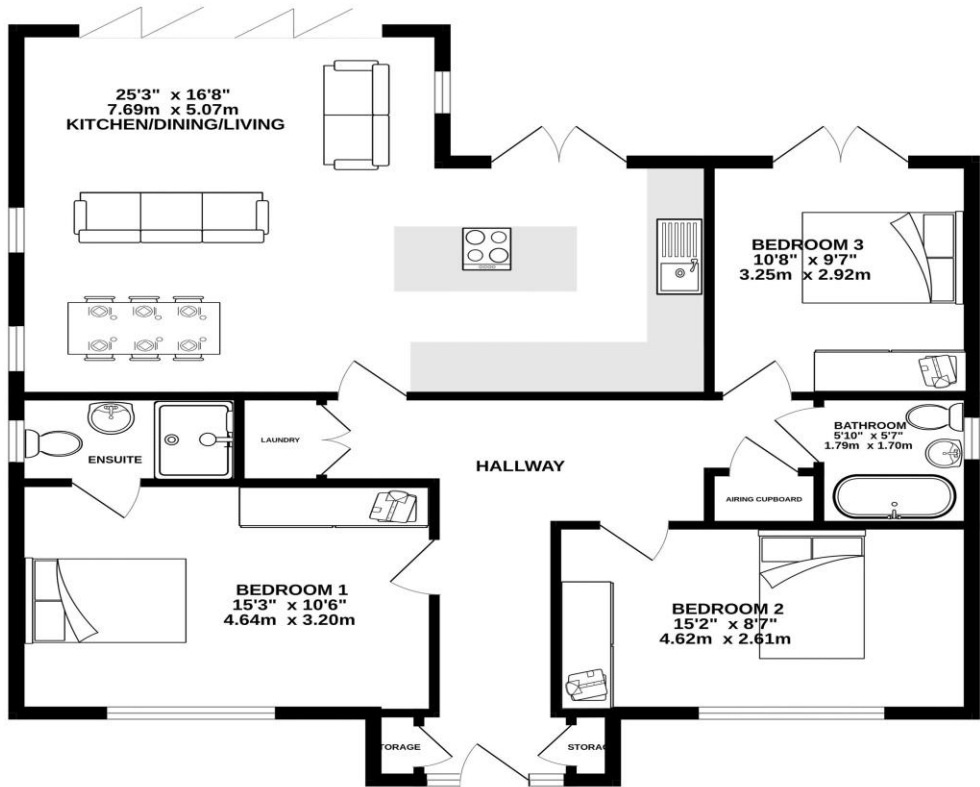
Each bungalow has been meticulously designed to offer comfort, functionality and aesthetic appeal. With careful consideration given for accessibility and green space, each plot will benefit from its own allocated driveway and generous enclosed rear gardens.

The property developers are a local family-run business, boasting over thirty years of experience in construction and have attributed numerous LABC awards. Their mission is to deliver modern, high-quality homes within the local area. They offer meticulous attention to detail, superior craftsmanship and have an unwavering commitment to customer satisfaction.

Plot Four - The property will feature an open plan concept where the fully appointed kitchen seamlessly flows into the living and dining areas. It will include three spacious double bedrooms with the Master bedroom benefitting from an integrated dressing area and ensuite shower room, an airing storage cupboard and a three piece bathroom suite, with bathtub. As standard, the three bedroom detached plots will offer; UPVC Anthracite double glazed windows, combination boiler central heating, part Blue Pennant Welsh stone frontage, fully fitted bathrooms, fully appointed kitchens with the potential to choose your own style and colour (restrictions apply, please ask for further details), electric wiring throughout, fitted carpet flooring to bedrooms, solid oak internal doors, bi-fold and French patio Anthracite double glazed doors to the rear, extended roof height allowing the potential for conversion, turfed green areas, paved patio space, outside tap, external sockets, full panel panel fencing to enclose rear boundaries and a tarmac laid driveway.

\*\*\* We strongly advise those who wish to make an appointment to see the property wear sensible footwear as the development is still under construction. \*\*\*

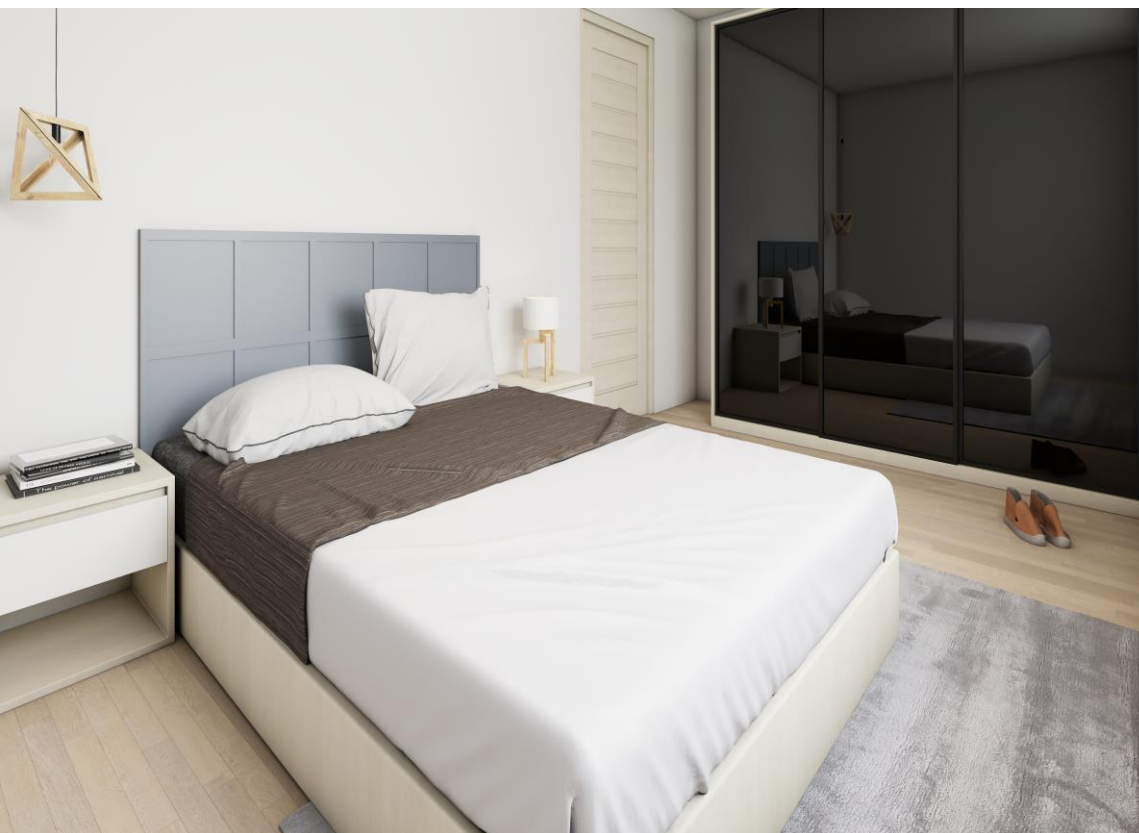
**GROUND FLOOR**  
**993 sq.ft. (92.2 sq.m.) approx.**



TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





#### Directions

Sat Nav Users SA10 9EY

#### Tenure

Freehold

#### Services

All main services

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)



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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.