

**Aberhenwaun Uchaf
Seven Sisters
Neath
Neath Port Talbot.**

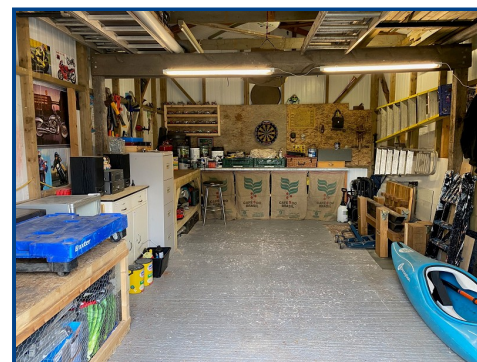
Price **£140,000**



- SEMI DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- 3 BEDROOMS
- LOUNGE, KITCHEN DINER
- GOOD SIZE REAR GARDEN
- SPACIOUS WORKSHOP TO REAR
- SEMI RURAL LOCATION
- NO CHAIN
- IDEAL FIRST PURCHASE

General Description

WELL PRESENTED THROUGHOUT - We're delighted to offer for sale this Semi Detached property situated in the semi rural village of Seven Sisters, Neath. Call us today to view....



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.

Property Description

IDEAL FIRST PURCHASE!

This well presented semi detached property is situated in the semi rural village of Seven Sisters, Neath. The property offers; lounge, kitchen diner, bathroom to ground floor with 3 bedrooms to first floor. Externally there is a good size rear garden with a spacious workshop, mature shrubs with loose bark & for all those buyers who would love to keep chickens, there is also chicken coup. The property has also recently benefited from a new central heating boiler & general modernising throughout. Seven Sisters is a beautiful location & situated on the edge of the Brecon Beacons with many beautiful rural walks nearby, easy access to Neath and Ystradgynlais Town Centre's.

There are many local amenities which includes a community hall, schools shops, play ground within close proximity to the

property.

Viewing is highly recommended to appreciate this well presented property in this semi rural village. Call us today to book your appointment.....

Entrance Hall

Entrance to hall, staircase leading to the 1st floor, radiator.

Lounge (11' 09" x 13' 04") or (3.58m x 4.06m)

Window to front, laminated flooring, radiator, under stairs storage cupboard.

Kitchen/Diner (29' 10" x 49' 10") or (9.10m x 15.20m)

A range of wall and base fitted units with work tops over, sink unit, space for a tumble dryer, electric cooker with extractor fan over, radiator. Window to side and rear which offer an abundance of natural sunlight.

Inner Hall

Storage cupboard housing with plumbing for a washing machine. Door leading to bathroom & access to the rear garden.

Bathroom (5' 11" x 5' 04") or (1.80m x 1.63m)

Frosted window to side, panelled bath, wash hand basin, WC, partially tiled walls, radiator.

1st Floor Landing

Window to side, loft access, doors leading to;

Bedroom 1 (16' 09" x 9' 03") or (5.11m x 2.82m)

Window to front, laminated flooring, radiator.

Bedroom 2 (13' 01" x 7' 09") or (3.99m x 2.36m)

Window to rear, radiator, storage cupboard housing gas combi boiler.

Bedroom 3 (9' 09" x 7' 04") or (2.97m x 2.24m)

Window to rear, radiator, laminated flooring.

EXTERNALLY

Low maintenance frontage with side access to the rear garden.

Enclosed low maintenance spacious rear garden with mature shrubs, loose bark pathway leading to greenhouse & chicken coup.

Workshop - 22'2 x 13'10 ft.

Work top space, insulated throughout, electric power points.

Services

Mains drainage, mains gas, mains electricity, mains water

Council Tax

A

