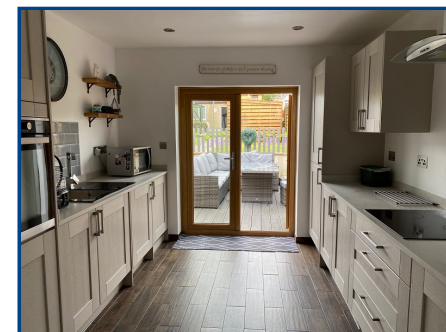
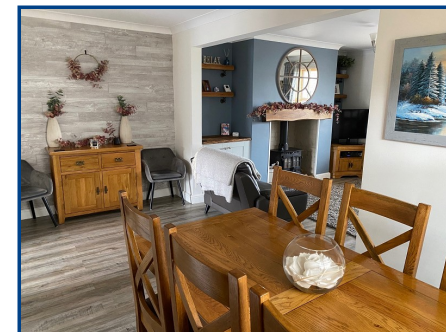


**Heol Y Felin
Seven Sisters
Neath
Neath Port Talbot.**

Price **£175,000**



- SEMI DETACHED PROPERTY
- 3 BEDROOMS
- LOUNGE OPENING TO DINING ROOM
- KITCHEN & UTILITY AREA
- BATHROOM
- WELL PRESENTED THROUGHOUT
- ENCLOSED PRIVATE REAR GARDEN
- SPACIOUS PLAY ROOM / OFFICE
- OFF ROAD PARKING

General Description

IDEAL FIRST PURCHASE!

This beautiful well presented 3 bedroom semi detached property, is situated on Heol Y Felin Seven Sisters. Call us today to book your appointment.....

EPC Rating: D63



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.

Heol Y Felin, Seven Sisters, Neath, Neath Port Talbot.

Property Description

IDEAL FIRST PURCHASE!

This beautiful well presented 3 bedroom semi detached property, is situated on Heol Y Felin Seven Sisters.

Property offers; Entrance to hallway, lounge through to dining room, kitchen, utility area & bathroom to the ground floor. 3 Bedrooms to the 1st floor. Externally the property offers off road parking to the front of the property, with spacious low maintenance rear garden. The garden also benefits from a good size play room / office. The current owners have replaced all the windows in the last five years, to triple glazing throughout, a new roof to the extension & play room. Seven Sisters has many local amenities, shops, schools, beautiful rural walks, regular bus service & good road links to the M4 corridor. Also conveniently situated 30 minutes from The Brecon Beacons National Park & The Gower Peninsula. Viewing is highly recommended to appreciate this beautiful family home & location. Call us today to book your viewing.....

Entrance Hallway (12' 09" x 3' 08") or (3.89m x 1.12m)

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

Lounge (12' 08" x 12' 02") or (3.86m x 3.71m)

Sash window to the front, wooden mantel with free standing multi fuel fire on flagstone hearth radiator. Laminated flooring. Opening to.

Dining Area (16' 09" x 8' 07") or (5.11m x 2.62m)

Window to the side, under stairs storage cupboard which houses the gas central heating boiler, radiator.

Kitchen (11' 10" x 9' 10") or (3.61m x 3.00m)

A range of wall & base fitted units with work top over, sink unit, electric hob with extractor fan above, electric oven, tiled for splash back. Integrated fridge freezer, spotlights to the ceiling. Tiled flooring with under floor heating. French doors opening to the rear garden on to the decked seating area.

Heol Y Felin, Seven Sisters, Neath, Neath Port Talbot.

Utility Room (5' 04" x 3' 0") or (1.63m x 0.91m)

Work top with base fitted units, space for a tumble dryer.

Bathroom (6' 06" x 5' 04") or (1.98m x 1.63m)

Frosted window to the rear, panelled bath, shower cubicle, hand basin, low-level WC. Partially tiled walls.

First Floor Accommodation (7' 09" x 2' 10") or (2.36m x 0.86m)

Frosted window to the side. Doors leading to.

Bedroom One (13' 04" x 9' 0") or (4.06m x 2.74m)

Sash window to the front, storage cupboard, radiator.

Bedroom Two (11' 06" x 8' 09") or (3.51m x 2.67m)

Window to the rear, radiator.

Bedroom Three (8' 04" x 7' 08") or (2.54m x 2.34m)

Window to the rear, radiator.

External

Low maintenance frontage with off road parking to the front of the property & side gated access to the rear garden.

Spacious garden offering decked seating area with loose stone pathway leading to lawn, further garden area with artificial grass. The garden also benefits from a timber shed with log store. External water supply available & lighting.

Outbuilding 10'6 x 8'9

With power & lighting.

Play room / office 22'10 x 12'7

Windows to the front & side, fully insulated with new roof. Spotlights to the ceiling with wall mounted electric radiator.

Services

Mains drainage, mains gas, mains electricity, mains water

Tenure

Freehold

