



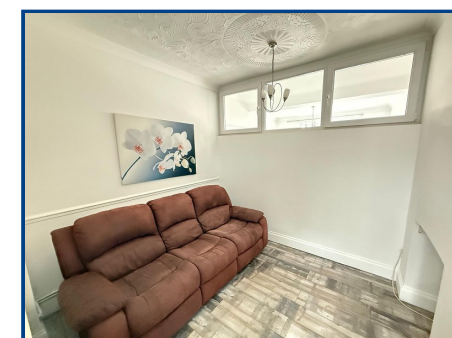
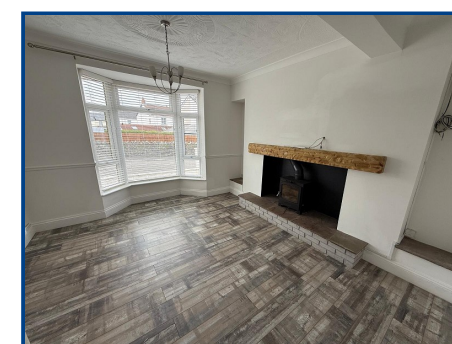
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Bryndulais Avenue
Seven Sisters
Neath.**

Price £269,950



- EXTENDED IMPRESSIVE SEMI DETACHED PROPERTY
- 4 BEDROOMS + ATTIC SPACE
- 2 RECEPTION ROOMS
- OPEN PLAN KITCHEN / BREAKFAST / DINING ROOM
- AMPLE OFF ROAD PARKING
- SHOWER ROOM & FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN + WORKSHOP
- SPACIOUS FAMILY HOME



Viewing: 01639 646 926 Website: www.ctf-uk.com Email: neath@ctf-uk.com

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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.

General Description

Introducing this impressive extended semi-detached property in the charming semi-rural village of Seven Sisters. Boasting 4 beautifully presented bedrooms, this quaint yet spacious home offers ample living space for the whole family.

Located in a peaceful village setting, residents can enjoy the tranquillity of country living while still being within easy reach of urban amenities.

EPC Rating: D60

Tel: 01639 646 926

Email: neath@ctf-uk.com

Web: www.ctf-uk.com

Bryndulais Avenue, Seven Sisters, Neath.

Property Description

Located in the charming semi-rural village of Seven Sisters, this stunning extended semi-detached property is a true gem offering a perfect blend of modern comfort and countryside allure.

Step inside to discover a beautifully presented 4-bedroom layout featuring two reception rooms, an open plan kitchen/breakfast/dining room, a family bathroom, and a luxurious rear sunroom. The ground floor also reveals a fourth bedroom and a convenient utility/shower room. Upstairs, three additional bedrooms, a shower room, and an attic room on the second floor provide ample space for a growing family.

Outside, the property boasts ample off-road parking at the front and side, with double-gated access ensuring privacy in the rear garden. Enjoy breathtaking mountainside views from the low maintenance garden, creating a peaceful sanctuary for both relaxation and entertainment.

Seven Sisters offers a variety of local amenities, including primary schools, shops, and a regular bus service for added convenience. With easy access to the A465 and the M4 corridor, commuting is a breeze from this idyllic location.

Don't miss out on the chance to explore this exceptional property and its beautiful surroundings. Schedule a viewing today to truly soak in all that this home has to offer. Call now to secure your appointment and start envisioning your life in this picturesque setting.

Entrance Hallway (10' 07" x 3' 03") or (3.23m x 0.99m)

Entrance to hallway, staircase leading to the 1st floor, enclosed wall mounted electric meter, tiled flooring, radiator. Doors leading to;

Lounge (21' 02" x 13' 07") or (6.45m x 4.14m)

Bay window to the front, wooden mantel with free standing multi fuel fire on flagstone hearth, radiator. High windows between both receptions rooms.

Snug (12' 11" x 10' 04") or (3.94m x 3.15m)

Free standing log fire on tiled hearth, laminated flooring, radiator. Opening to;

Kitchen/Dining Room (17' 06" x 16' 0") or (5.33m x 4.88m)

Impressive open plan area with centre island, benefiting from gas hob with extractor fan above, bowl & half sink unit, a range of wall & base fitted units, electric oven. Three roof windows maximising the natural sunlight, laminated flooring. Opening to dining area with roof lantern, windows & French doors leading to rear patio.

Sitting Room / Study (9' 04" x 8' 07") or (2.84m x 2.62m)

High windows, laminated flooring, radiator.

Bedroom Four (13' 07" x 10' 00") or (4.14m x 3.05m)

Window to the side, built in wardrobes, radiator.

Inner Hall (3' 00" x 2' 10") or (0.91m x 0.86m)

Storage cupboard. Door leading to;

Family Bathroom (10' 04" x 5' 09") or (3.15m x 1.75m)

Panelled bath with shower over, hand basin, low-level WC, heated towel rail, fully tiled walls, laminated flooring, storage cupboard.

Inner Hall (6' 02" x 4' 08") or (1.88m x 1.42m)

Wall mounted gas central heating boiler, tiled flooring, radiator. Door leading to;

Utility Room / Shower Room (18' 00" x 8' 05") or (5.49m x 2.57m)

Fitted work top with sink unit, base fitted units, plumbing for washing machines, plenty of space for a tumble dryer, additional freezers. Shower cubicle with panelled walls, low-level WC, radiators.

Rear Sun Room (13' 0" x 6' 0") or (3.96m x 1.83m)

Roof window, side windows & French doors opening to rear patio. Door leading to;

Work Shop (15' 04" x 15' 03") or (4.67m x 4.65m)

Windows to the side, power & lighting.

First Floor Accommodation (12' 11" x 5' 08") or (3.94m x 1.73m)

Landing area, staircase leading to the attic room. Doors leading to;

Bedroom One (16' 09" x 9' 11") or (5.11m x 3.02m)

Windows to the front, built in wardrobes, radiator.

Bedroom Two (12' 06" x 10' 07") or (3.81m x 3.23m)

Window to the rear, feature fireplace, built in wardrobes, radiator.

Shower Room/W.C. (4' 06" x 4' 04") or (1.37m x 1.32m)

Window to the side, shower cubicle, low-level WC, wall mounted hand basin, partially tiled & panelled walls.

Bedroom Three (10' 10" x 10' 00") or (3.30m x 3.05m)

Windows to the side, radiator.

Attic Room (15' 04" x 14' 01") or (4.67m x 4.29m)

Roof windows & large storage within the eaves.

Services

Mains drainage, mains water, mains electricity, second boiler run on LPG, mains gas

Tenure

Freehold

Council Tax

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