



Viewing: 01639 646 926

Website: [www.ctf-uk.com](http://www.ctf-uk.com)

Email: [neath@ctf-uk.com](mailto: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](mailto:surveys@ctf-uk.com).



Chartered Surveyor, Valuers,  
Estate Agents & Auctioneers

12 Offices Across South Wales

1 Brynhyfryd Terrace  
Seven Sisters  
Neath  
Neath Port Talbot.

Offers In Region Of £415,000



- CHARACTER DETACHED PROPERTY
- 4 BEDROOMS ENSUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM & UTILITY ROOM
- CONSERVATORY
- SUMMER HOUSE / HOME OFFICE /
- AMPLE PARKING & LOW MAINTENANCE GROUNDS
- ELECTRIC GATED ENTRANCE
- IMMACULATED PRESENTED THROUGHOUT
- SPACIOUS FAMILY HOME

#### General Description

EPC Rating: C77

Presenting a truly impressive detached character property, located at The Manse, Seven Sisters, in the sought-after Neath Valley. Blending timeless charm with contemporary updates, this beautiful family residence boasts four spacious bedrooms, including a master with en suite, perfect for both comfortable living and impressive entertaining. A MUST to view, call us today to schedule your viewing appointment.....

Tel: 01639 646 926

Email: [neath@ctf-uk.com](mailto:neath@ctf-uk.com)

Web: [www.ctf-uk.com](http://www.ctf-uk.com)

# 1 Brynhyfryd Terrace, Seven Sisters, Neath, Neath Port Talbot.

## Property Description

Presenting The Manse, a striking detached character property situated in the charming village of Seven Sisters, nestled within the scenic Neath Valley. Impeccably maintained and presented in excellent condition throughout, this classic residence gracefully combines timeless original features with the benefits of partial modern renovation, providing both comfort and period charm.

Accommodation in this substantial home includes four spacious bedrooms, including a master suite with en-suite facilities, ensuring an abundance of space for families or visiting guests. A convenient cloakroom and a stylish first floor shower room further accompany the living spaces, enhancing everyday practicality.

Approached via a private drive, the property offers exceptional parking – with a forecourt comfortably accommodating up to eight vehicles. Thoughtfully designed, low maintenance gardens wrap around the front, side, and rear, offering outdoor space & mountainside views to be enjoyed year-round. To the rear, an impressive entertainment summer house offers the perfect setting for leisure and gatherings, bordered by lush, yet easy-care, landscaping.

Living in Seven Sisters means access to a welcoming close-knit community, local amenities, and lovely countryside walks just beyond your doorstep. The stunning surrounds of Neath Valley provide picturesque scenery for rambling, cycling, or simply soaking up the views. The area is well-connected, with the town of Neath itself a short drive away—delivering a wider selection of shops, schools, and leisure facilities. Nature enthusiasts will appreciate proximity to the historic Gnoll Estate Country Park and cascading Melincourt & Pontnathvaughan Waterfalls, both

enchanting attractions just a brief journey from the property. Also The Brecon Beacons National Park & The Gower Peninsula a 30 minute drive away.

Experience the true character, comfort, and lifestyle this distinguished home affords. Arrange a viewing today to discover all The Manse in Seven Sisters has to offer.

### Entrance Hall (21' 05" x 7' 01") or (6.53m x 2.16m)

Entrance to hallway, staircase leading to the 1st floor, storage cupboard, radiator. Doors leading to.

### Utility Room (7' 06" x 4' 00") or (2.29m x 1.22m)

Frosted window to the side, wall units, space for tumble dryer & washing machine, tiled flooring, radiator.

### Cloakroom (8' 07" x 2' 06") or (2.62m x 0.76m)

Frosted window to the side, hand basin, low-level WC, tiled flooring, radiator.

### Lounge (22' 04" x 13' 02") or (6.81m x 4.01m)

Spacious lounge with feature fire surround & inset electric fire, radiators. French doors leading to front veranda & conservatory.

### Conservatory (13' 0" x 9' 06") or (3.96m x 2.90m)

French doors to the side opening to the front veranda, Wood flooring, radiator.

### Kitchen / Breakfast Room (15' 0" x 12' 04") or (4.57m x 3.76m)

A range of wall & base fitted units with sink & work top over, gas hob with extractor fan above, electric oven, plumbing for a dishwasher. Centre island with seating & additional storage draws.

# 1 Brynhyfryd Terrace, Seven Sisters, Neath, Neath Port Talbot.

Tiled flooring, spotlights to the ceiling. Window to the rear & side, door to the front to access the garden.

### Sitting Room (14' 08" x 10' 11") or (4.47m x 3.33m)

Inglenook fireplace with free standing multi fuel fire, wood block flooring, radiator. Cosy vibes with French doors to the side giving access to the side garden.

### First Floor Accommodation. (14' 04" x 6' 00") or (4.37m x 1.83m)

Window to the side, benefiting from an abundance of natural sunlight. Doors leading to.

### Master Bedroom (13' 07" x 10' 11") or (4.14m x 3.33m)

Window to the front, built in wardrobes, radiator.

### En-Suite (7' 09" x 3' 08") or (2.36m x 1.12m)

Frosted window to the side, shower cubicle, vanity hand basin, low-level WC, wood flooring, panelled walls, heated towel rail.

### Bedroom 2 (12' 11" x 10' 11") or (3.94m x 3.33m)

Window to the front, built in wardrobes, radiator. Attic entrance with pull down ladder & boarded.

### Bedroom 3 (12' 06" x 11' 03") or (3.81m x 3.43m)

Window to the side, built in wardrobes, radiator.

### Further Hallway (10' 04" x 2' 06") or (3.15m x 0.76m)

Storage cupboard housing gas central heating boiler. Doors leading to.

### Bedroom 4 (11' 10" x 6' 02") or (3.61m x 1.88m)

Window to the side, radiator.

### Shower Room (11' 08" x 5' 06") or (3.56m x 1.68m)

Frosted window to the side, shower cubicle, panelled bath, vanity hand basin, heated towel rail. Fully tiled walls & flooring, spotlights to the ceiling.

### External

Access to the property via private lane, with secured electric double gates leading to large forecourt with parking for approximately 8 vehicles. A low maintenance garden surrounds this beautiful property, offering loose stone, front spacious paved seating area, veranda with mountainside views. Enclosed rear private area with paved seating area & loose stone.

### Summer House/Games Room (19' 08" x 14' 02") or (5.99m x 4.32m)

Entertainment summer house, with bar area, wall mounted electric fire, ideal for family gatherings & entertaining guests. Sink unit with base units, plumbing for a washing machine & space for a tumble dryer. Windows to the front with access via French doors. This is also an ideal space for a home office if required.

### Services

Mains drainage, mains gas, mains water, mains electricity

### Tenure

Freehold

### Council Tax

E

