



Brynhyfyd Terrace, £475,000

- Character Property
- Gated Grounds
- Summer House
- Council Tax Band - E
- Semi-Rural Location
- EPC Rating: Awaited



 4  2  2



About the property

Nestled in the heart of Seven Sisters is a unique detached residence "The Manse". A spacious home oozing with character. Accessed via a private lane with entry through double electric gates leading to a large forecourt driveway with parking for up to 8 vehicles which is covered in attractive flint stones. The private low maintenance gardens surround the property benefiting from all day sun with a patio area leading to the summerhouse/games rooms. Perfect for families looking for social space. At the centre of the ground floor presents a large hallway with access to a large reception room with access via patio doors to the outside veranda and conservatory offering exceptional Mountain View's. The kitchen includes plenty of cupboard space and a kitchen island. A second reception room benefiting from a log burner and patio doors providing further access to the garden. At the end of the hallway you'll locate the main front door, a down stairs toilet and utility room. The split level staircase with a feature window leads up to a landing area where you'll locate 4 spacious bedrooms offering 3 fitted wardrobes and an en-suite. A newly refurbished bathroom with a walk in shower and bath, a storage cupboard housing the boiler and integrated ladder access to a generously boarded loft space. Local amenities such as a short walk to grocery stores, a 1 minute walk to both Welsh and English primary schools and public transport links directly opposite offering access to Neath and Swansea.

Accommodation

Lounge

22' 3" x 13' (6.78m x 3.96m)



Conservatory

13' x 9' 6" (3.96m x 2.90m)

Inner Hallway

Kitchen

14' 9" x 12' 1" (4.50m x 3.68m)

Study

13' 5" x 11' (4.09m x 3.35m)

Cloakroom

Landing

Bedroom One

13' x 10' 9" (3.96m x 3.28m)

En-Suite

Bedroom Two

12' 5" x 11' 1" Into Wardrobe, Plus Recess (3.78m x 3.38m
Into Wardrobe, Plus Recess)

Bedroom Three

13' x 9' 1" Min To Wardrobes (3.96m x 2.77m Min To
Wardrobes)

Bedroom Four

11' 8" x 6' 2" (3.56m x 1.88m)

Front & Rear Gardens

Summer House

19' 6" x 14' 2" (5.94m x 4.32m)

Floorplan



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