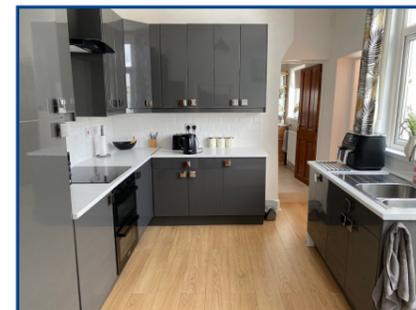


**Golwg Y Bryn
Seven Sisters
Neath
Neath Port Talbot.**

Price **£189,950**

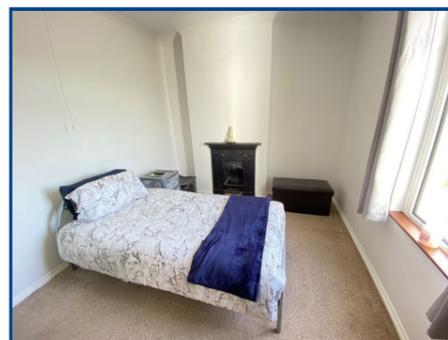


- SEMI DETACHED PROPERTY
- 3 DOUBLE BEDROOMS
- LOUNGE & DINING ROOM
- KITCHEN & UTILITY ROOM
- LEAN TO REAR PORCH
- EXTENSIVE MOUNTAINSIDE VIEWS
- BEAUTIFULLY MAINTAINED THROUGHOUT
- VILLAGE LOCATION
- IDEAL FIRST PURCHASE

General Description

EPC Rating: D65

Situated in the sought-after community of Seven Sisters within the picturesque Dulais Valley, this immaculate semi-detached property presents an exceptional opportunity for families or anyone seeking countryside tranquillity with modern comforts. Call us today to schedule your viewing appointment.....



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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.

Golwg Y Bryn, Seven Sisters, Neath, Neath Port Talbot.

Property Description

Set in the picturesque village of Seven Sisters in the heart of Dulais Valley, this immaculate semi-detached property presents a rare opportunity for those seeking a stylish family home with breathtaking mountainside views both front and rear. The property boasts off-road parking to the front, ensuring convenience for multiple vehicles, and a spacious rear garden ideal for entertaining, relaxing, or family activities.

Step inside to discover a thoughtfully designed interior featuring two generous reception rooms—perfect for both formal gatherings and contemporary family living. The modern kitchen, complemented by a separate utility room, offers ample space for culinary creativity and practical day-to-day tasks. A ground floor bathroom provides further comfort and convenience, ideal for busy households or guests.

Upstairs, three double bedrooms deliver the space and versatility required by modern families, each receiving abundant natural light and enjoying calming vistas of the surrounding hills. Every room, from top to bottom, has been maintained in immaculate condition, presenting a home that is truly ready to move into.

Seven Sisters itself is steeped in community spirit and local heritage, offering swift access to scenic walking trails, cycle routes, and the picturesque waterfall country nearby. Well regarded schools, friendly local shops, and all essential amenities are within easy reach. The nearby A465 provides excellent connectivity to Neath, Swansea and the Brecon Beacons National Park, making this an ideal base for commuters and nature lovers alike.

Properties in this outstanding location, in such exceptional condition, are rarely available. Arrange your viewing today to fully appreciate all that this wonderful home has to offer.

Porch (3' 10" x 3' 08") or (1.17m x 1.12m)

Entrance to porch, wall mounted electric meter. Door to.

Hallway (9' 06" x 3' 08") or (2.90m x 1.12m)

Staircase leading to the 1st floor, laminated flooring, radiator.

Dining Room (12' 07" x 11' 09") or (3.84m x 3.58m)

Window to the rear, wooden fire surround with brick feature fireplace, tiled hearth. Laminated flooring, radiator.

Golwg Y Bryn, Seven Sisters, Neath, Neath Port Talbot.

Kitchen (12' 06" x 9' 06") or (3.81m x 2.90m)

A range of wall & base fitted units with work top & bowl & half sink unit. Integrated dishwasher, electric hob with extractor fan above & double oven. Tiled for splash back, laminated flooring, under stairs storage cupboard, radiator.

Lean-To Conservatory (7' 05" x 5' 10") or (2.26m x 1.78m)

Window & door to the side, giving access to the front & rear garden, tiled flooring.

Bathroom (9' 04" x 6' 11") or (2.84m x 2.11m)

Frosted window to the rear & side. Panelled bath with shower over, vanity hand basin, storage cupboard. Fully tiled walls, tiled flooring, radiator.

First Floor Accommodation (12' 09" x 5' 05") or (3.89m x 1.65m)

Landing area, attic entrance with pull down ladder & insulated, radiator. Doors leading to.

Bedroom 1 (15' 07" x 10' 00") or (4.75m x 3.05m)

Windows to the front, radiator.

Bedroom 2 (11' 09" x 10' 00") or (3.58m x 3.05m)

Window to the rear, radiator.

Bedroom 3 (13' 04" x 9' 04") or (4.06m x 2.84m)

Window to the side, original cast iron fireplace, radiator.

External

Low maintenance frontage with paved pathway & loose stone. Off road parking area to the side, with seating area, mature shrubs & outbuilding.

Enclosed spacious lawn rear garden with additional outbuilding's & outside WC. Mountainside views to the front & rear of the property.

Services

Mains electricity, mains gas, mains water, mains drainage

Tenure

Freehold

Council Tax

B

