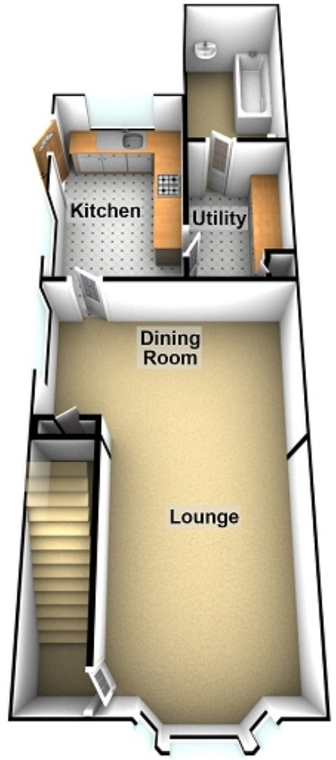
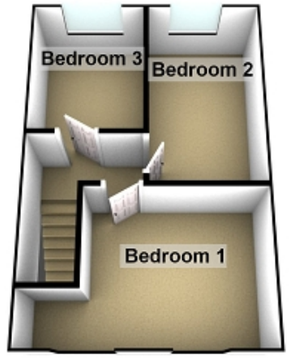
Ground Floor



First Floor





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.

Clee Tompkinson Francis

Chartered Surveyor, Valuers, Estate Agents & Auctioneers

12 Offices Across South Wales

Dulais Road
Seven Sisters
Neath
Neath Port Talbot.

Price **£179,950**











- **SEMI DETACHED PROPERTY**
- **3 BEDROOM**
- **LOUNGE TO DINING ROOM**
- **KITCHEN & UTILITY ROOM**
- **GROUND FLOOR BATHROOM**
- **RENOVATED THROUGHOUT IN RECENT YEARS**
- **SPACIOUS REAR GARDEN**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **SEMI RURAL LOCATION**
- **NO CHAIN**

General Description

EPC Rating: D58

An impeccably renovated three-bedroom semi-detached property, ideal for families or first-time buyers seeking space and modern comforts, is now available for sale in the sought-after area of Seven Sisters, nestled in the picturesque Neath Valley. Call us today to schedule your viewing appointment.

Property Description
Situated in the heart of the picturesque Neath Valley, this beautifully renovated semi-detached property presents an exceptional opportunity for those seeking a move-in ready family home in the vibrant community of Seven Sisters. Boasting three inviting bedrooms.

The ground floor offers a stylish, contemporary bathroom, while the spacious living areas are flooded with natural light, making them ideal for entertaining guests or relaxing with family. Step outside to discover a generous rear garden, perfect for outdoor dining, play, or gardening enthusiasts & blank canvass to create your own design. There is convenient off-road parking accessed via the rear of the property, ensuring both practicality and added peace of mind.

Seven Sisters benefits from a close-knit community atmosphere while enjoying excellent local amenities. Well-regarded schools, shops, and friendly village pubs are all within easy reach. Nature lovers will appreciate The Brecon Beacons a short distance away, while the Swansea Valley and Pontneathvaughan waterfalls offer unforgettable days out just a short drive away. Excellent transport links make commuting to Neath town centre, Swansea, or even Cardiff both straightforward and convenient.

This impressive, recently renovated family home is a must-see in one of Neath Valley's most welcoming villages. Contact us today to arrange a viewing and experience all that this outstanding property has to offer.

Entrance Hall (12' 06" x 3' 05") or (3.81m x 1.04m)
Entrance to hall, wall mounted consumer unit, staircase leading to the 1st floor, radiator.

Lounge (13' 06" x 12' 07" x 10' 5") or (4.11m x 3.84m x 3.18m)
Bay window to the front, radiator. Opening to, window to the side,under stairs storage cupboard.

Kitchen (12' 04" x 7' 09") or (3.76m x 2.36m)
Window to the rear, window & door to the side, giving access to the front & rear garden. A range of wall & base fitted units with work top over & sink unit. Electric hob with extractor fan above & oven. Plumbing for a washing machine, laminated flooring, radiator.

Utility Room (8' 11" x 5' 04") or (2.72m x 1.63m)
Wall & base fitted units, with work top over, space for a tumble dryer, laminated flooring, radiator. Storage cupboard housing gas central heating boiler. Roof window benefiting from an increase of natural sunlight.

Family Bathroom (10' 04" x 5' 06") or (3.15m x 1.68m)
Frosted window to the side, panelled bath with shower over, hand basin, low-level WC, partial panelled walls, radiator.

First Floor Accommodation. (6' 07" x 2' 10") or (2.01m x 0.86m)
Doors leading to.

Bedroom 1 (13' 09" x 9' 06" x 8' 8") or (4.19m x 2.90m x 2.64m)
Windows to the front, radiator.

Bedroom 2 (11' 01" x 6' 08") or (3.38m x 2.03m)
Window to the rear, radiator.

Bedroom 3 (8' 02" x 6' 08") or (2.49m x 2.03m)
Window to the rear, radiator.

External
Enclosed rear garden, with gated access to further spacious garden. Potential for off road parking for several vehicles to the rear.

Agents Note
The garden has been digitally cleared using AI to showcase its full size and spaciousness.

Services
Mains electricity, mains water, mains gas, mains drainage

Tenure
Freehold

Council Tax
B

Dulais Road, Seven Sisters, Neath, Neath Port Talbot.



