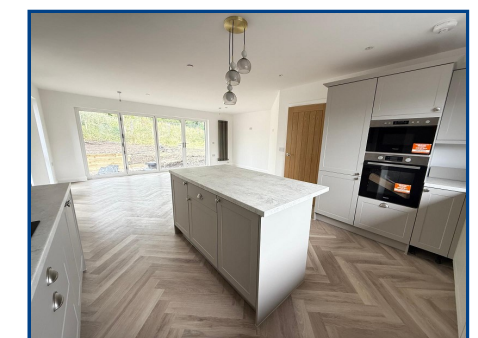
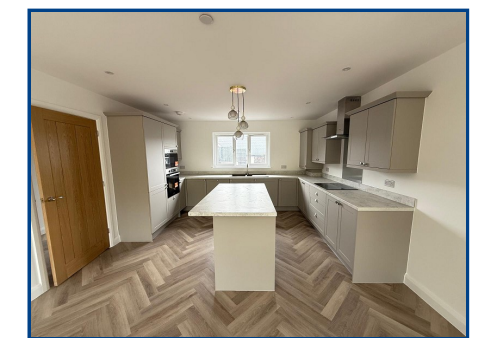




**Cwmdulais Cwrt (Plot 1)
Dulais Road
Seven Sisters
Neath.**

Price **£270,000**



- DETACHED BUNGALOW
- 2 BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINER
- DRIVE FOR TWO VEHICLES
- BI-FOLDING DOOR
- NEW BUILD
- SOUGHT AFTER LOCATION
- MODERN PROPERTY

EPC Rating: B83

General Description



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.

Property Description

Don't miss out on this fantastic opportunity to own a stunning detached bungalow in the charming Neath suburb of Seven Sisters. This exceptional property is a must-see for those seeking a new build home with impeccable quality.

Boasting an excellent condition throughout, this home features a well-appointed kitchen/lounge/diner, two spacious bedrooms, and a stylish bathroom on the ground floor. The entrance hallway creates a warm and inviting feel, welcoming you as soon as you step inside.

Outside, the property offers a driveway with space for two vehicles, as well as side access to a low maintenance rear garden complete with a lush lawn and a patio seating area - perfect for relaxing or entertaining guests.

Situated in the sought-after area of Seven Sisters, this property benefits from being just a stone's throw away from a range of amenities including shops, schools, and transport links. The location is surrounded by stunning natural beauty, with attractions such as the Brecon Beacons National Park & Gower Peninsular only 30 minutes drive away providing endless opportunities for outdoor adventures.

Don't delay - book your viewing today and take the first step towards owning this incredible home. A property of this calibre won't be on the market for long!

Hallway (20' 2" x 5' 1") or (6.14m x 1.56m)

Entrance to hallway, access to loft, airing cupboard, radiator, laminate flooring.

Kitchen/ Dining & Lounge Area (25' 2" x 19' 3") or (7.68m x 5.88m)

Window to front, picture windows to side, Bi-folding doors opening up to enclosed rear garden, a range of wall & base fitted units with work top over, breakfast island/bar, integrated hob with extractor fan above, oven & microwave, fridge/freezer, dishwasher, enclosed wall mounted combi heating system, plumbing for washing machine, bowl & 1/2 sink unit, radiator, laminate flooring.

Bedroom 1 (11' 0" x 10' 8") or (3.36m x 3.24m)

Window to rear, radiator.

Bedroom 2 (13' 2" x 11' 2") or (4.02m x 3.40m)

Window to front, radiator.

Bathroom (6' 9" x 10' 0") or (2.06m x 3.04m)

Frosted window to side, panelled bath unit, vanity hand basin, WC, towel rail, extractor fan, radiator, laminate flooring.

External

Small lawn frontage, drive for two vehicles, side entrance leading to enclosed low maintenance rear garden with lawn & patio seating area.

Services

Mains electricity, mains gas, mains water, mains drainage

Tenure

Freehold

