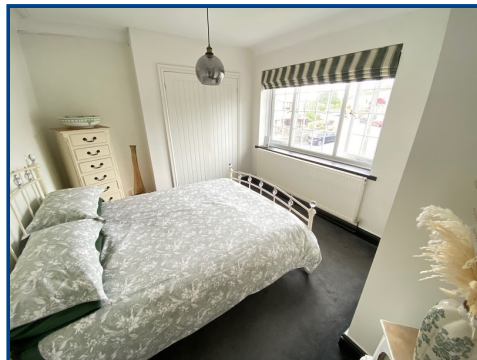




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**Marigold Place
Seven Sisters
Neath
Neath Port Talbot.**

Price **£280,000**



- EXTENDED SEMI DETACHED PROPERTY
- 4 BEDROOMS + ENSUITE
- 2 RECEPTION ROOMS + CONSERVATORY
- KITCHEN & UTILITY ROOM
- SHOWER ROOM & FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- ENCLOSED SPACIOUS REAR GARDEN
- SPACIOUS FAMILY HOME
- SEMI RURAL VILLAGE LOCATION

General Description

EPC Rating: C72

Nestled in the desirable village of Seven Sisters within the picturesque Dulais Valley, this beautifully extended semi-detached property embodies the perfect blend of space, comfort, and contemporary living. Interested?? Call us to schedule your viewing appointment....

Viewing: **01639 646 926** Website: **www.ctf-uk.com** Email: **neath@ctf-uk.com**

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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.

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Tel: **01639 646 926** Email: **neath@ctf-uk.com** Web: **www.ctf-uk.com**

Property Description

Discover this immaculately presented, extended semi-detached property, perfectly situated in the picturesque community of Seven Sisters, Dulais Valley. Boasting four generous bedrooms—including a master with contemporary ensuite—this stunning family home also features a modern shower room and a spacious family bathroom.

The living accommodation offers an ideal balance between comfort and flexibility, comprising three light-filled receptions and a conservatory that soaks up views of the private, beautifully enclosed rear garden. Here, enjoy relaxing al fresco or entertaining friends against the backdrop of extensive mountainside vistas, offering a tranquil escape from the everyday.

To the front and side, you'll find ample off-road parking—ideal for families with multiple vehicles or visiting guests. The gardens have been lovingly maintained, blending mature planting with open space to create an appealing setting for children and pets alike.

Located at the heart of the Dulais Valley, Seven Sisters blends the charm of village life with excellent everyday amenities. Find local shops and schools within walking distance, while swift road links bring Neath and Swansea's shopping centres, theatres, and mainline railway connections within easy reach. Short distance from The Brecon Beacons National Park & surrounding countryside provides scenic trails, ideal for walking,

cycling, and outdoor pursuits, set amidst some of South Wales' most stunning mountain terrain.

Rarely do homes of this calibre come to market in Seven Sisters, offering such a combination of space, comfort and scenery. To experience everything this unique family residence has to offer, organise your viewing today.

Entrance Hall (4' 0" x 2' 07") or (1.22m x 0.79m)

Entrance to hallway, staircase leading to the 1st floor. Enclosed wall mounted electric meter. Tiled flooring.

Sitting Room (13' 06" x 10' 00") or (4.11m x 3.05m)

Window to the front, free standing multi fuel fire on flagstone hearth. Laminated flooring, under stairs storage cupboard, radiator.

Lounge (14' 10" x 11' 01") or (4.52m x 3.38m)

Laminated flooring, radiator. Open aspect to.

Kitchen. (13' 07" x 10' 09") or (4.14m x 3.28m)

A range of wall & base fitted units, free standing multi fuel cooking range, with gas top & dual oven. Integrated fridge. Bi foldable doors opening to the rear patio.

Utility Room (13' 07" x 7' 06") or (4.14m x 2.29m)

Window to the front, a range of wall & base fitted units, plumbing for a washing machine, space for a tumble dryer. Bowl & half sink unit. integrated fridge freezer, laminated flooring, radiator. Pantry for storage.

Conservatory (11' 11" x 9' 11") or (3.63m x 3.02m)

Laminated flooring, radiator. French doors opening to the rear garden. Spotlights to the ceiling.

Inner Hall (6' 01" x 2' 11") or (1.85m x 0.89m)

Attic entrance, laminated flooring. Opening to.

Shower Room & WC (6' 06" x 5' 08") or (1.98m x 1.73m)

Frosted window to the rear, shower cubicle, hand basin, low-level WC. Laminated flooring, fully tiled walls, spotlights to the ceiling, radiator.

Play Room / Reception (9' 10" x 9' 08") or (3.00m x 2.95m)

Patio Doors opening to garden area. Spotlights to the ceiling, radiator.

First Floor Accomodation

Landing area, attic entrance (insulated & boarded). Doors leading to.

Bedroom 1 (12' 04" x 10' 0") or (3.76m x 3.05m)

Window to the front, built in wardrobes, radiator.

En-Suite (4' 06" x 3' 11") or (1.37m x 1.19m)

Vanity hand basin, low-level WC, laminated flooring, fully tiled walls. Wall mounted gas central heating boiler.

Bedroom 2 (13' 07" x 9' 05") or (4.14m x 2.87m)

Window to the rear, radiator.

Bedroom 3 (13' 08" x 9' 01") or (4.17m x 2.77m)

Window to the front, radiator.

Bedroom 4 (11' 08" x 9' 07") or (3.56m x 2.92m)

Window to the rear, radiator.

Family Bathroom (8' 08" x 6' 07") or (2.64m x 2.01m)

Frosted window to the rear, free standing bath, vanity hand basin, low-level WC, laminated flooring, partially tiled walls, radiator.

External

Frontage with mature shrubs, pathway leading to the property entrance. Ample parking area to the side for several vehicles.

Enclosed spacious rear garden with paved seating area, leading to lawn, mature shrubs, trees & mountainside views, giving privacy & tranquility to the garden.

Services

Mains electricity, mains water, mains drainage, mains gas

Tenure

Freehold

Council Tax

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