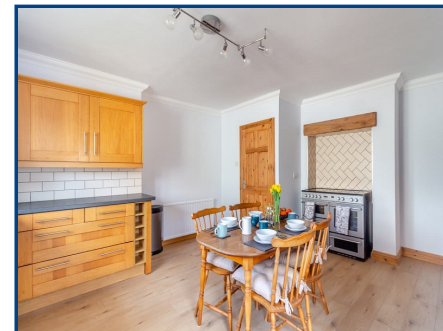
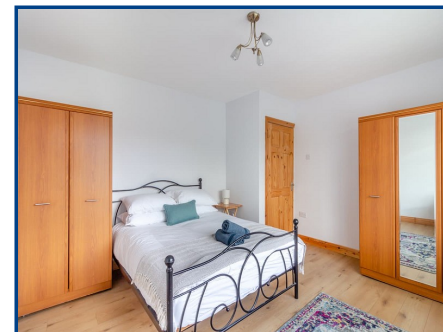


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

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

Price **£200,000**

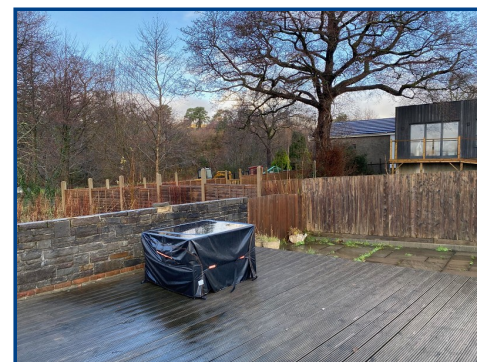


- SEMI DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS
- LOUNGE
- KITCHEN / DINER
- OFF ROAD PARKING TO THE FRONT
- WELL PRESENTED THROUGHOUT
- CURRENTLY USED AS AIR B&B
- NO CHAIN
- SEMI RURAL VILLAGE LOCATION

General Description

Seven Sisters is renowned for its tranquil valley setting, surrounded by lush green hills and the natural beauty of Dulais Valley. This well-presented semi detached bungalow offers a superb opportunity for those seeking comfort and convenience in beautiful surroundings. Call us today to book your viewing.....

EPC Rating: D66



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 14 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.

Tel: **01639 646 926**

Email: **neath@ctf-uk.com**

Web: **www.ctf-uk.com**

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

Property Description

Presenting an exceptional opportunity to acquire a well-presented semi detached bungalow in the picturesque Seven Sisters, nestled within the enchanting Dulais Valley. This delightful home boasts two generously sized double bedrooms, offering flexible accommodation perfect for couples, retirees, or small families. The property features a stylish shower room designed for comfort and convenience, with modern fixtures and a fresh, inviting finish throughout. The bungalow is current used as an Air B&B, with high demand & good profitability.

Step outside to find invaluable off-road parking, ensuring peace of mind and ease for residents and visitors alike. The low-maintenance exterior continues the smart presentation found within, combining practicality with kerb appeal.

Set amidst the rolling hills and lush landscapes of the Neath Valley, Seven Sisters is renowned for its welcoming community atmosphere and access to outstanding natural beauty. Scenic walking and cycling trails are within easy reach, including the nearby

Waterfall Country and the Brecon Beacons National Park. The historic Aberdulais Tin Works and Waterfall a short drive away from The Brecon Beacons National Park & The Gower Peninsula.

Local amenities provide excellent convenience, with shops, schools, and services all close at hand. Commuters will appreciate strong transport links to Neath, Swansea, and the wider South Wales region, making the property ideal for those seeking tranquil living with access to urban centres.

Don't miss the chance to experience this beautifully maintained bungalow for yourself—contact us today to arrange a viewing and take the first step towards your new home in the heart of Seven Sisters.

Entrance Hall (5' 10" x 4' 10") or (1.78m x 1.47m)
Entrance to hallway via composite door with frosted windows to the front, laminated flooring. Enclosed wall mounted electric meter.

Kitchen/Diner (16' 05" x 14' 04") or (5.00m x 4.37m)

Window to the side, door to the rear giving access to the garden. Wall & base fitted units with sink unit & work top over. Plumbing for a washing machine, space for a fridge freezer. Free standing electric cooking range, tiled for splash back, laminated flooring.

Lounge (20' 01" x 11' 08") or (6.12m x 3.56m)
Window to the front, wooden mantel with free standing multi fuel fire on flagstone hearth. Laminated flooring, radiator.

Inner Hall (6' 10" x 2' 08") or (2.08m x 0.81m)
Storage cupboard, laminated flooring. Doors to.

Shower Room & WC (8' 03" x 5' 02") or (2.51m x 1.57m)
Frosted window to the side, shower cubicle, wall mounted hand basin, low-level WC. Heated towel rail, fully tiled walls, laminated flooring.

Bedroom 1 (12' 07" x 11' 11") or (3.84m x 3.63m)
Window to the rear, bespoke blinds, laminated flooring, radiator.

Bedroom 2 (11' 10" x 10' 02") or (3.61m x 3.10m)
Window to the rear, wooden floor boards, radiator.

External
Lawn frontage with mature shrubs. Off road parking to the front, with gated access to the rear garden. Spacious rear lawn with paved pathway leading to decked seating area. Access to basement for storage, potential to convert to an additional room, also where the central heating boiler is located. Outbuilding & oil tank.

Services
Mains drainage, mains water, mains electricity, oil central heating

Tenure
Freehold

Council Tax
C

