



Dulais Road, Seven Sisters, Neath, Neath
Port Talbot. SA10 9ES

£240,000



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We are pleased to offer for sale this nicely presented bungalow which is situated within the quiet village location of Seven Sisters. The property benefits from two reception rooms, modern bathroom and conservatory with an enclosed rear garden and driveway. Internal viewing is highly recommended.

£240,000

- Three bedroom detached bungalow
- Dining room with french doors
- Fitted kitchen
- Four piece bathroom suite
- Spacious rear garden
- Off road parking and single garage



DESCRIPTION

Offering well maintained spacious accommodation this detached bungalow is situated within the popular residential area of Seven Sisters and would be a lovely home for anyone who is looking for this style of property.

Briefly comprising good size entrance hall, lounge, dining room with french doors through to the conservatory, kitchen, family bathroom with a four piece suite and three bedrooms.

Externally to the rear there is an enclosed garden with large patio and feature pond with side access to the front where there is a gated driveway leading to the detached garage.

ENTRANCE

Via PVCu double glazed door. Exposed brick. Tiled flooring.

HALLWAY

Via wooden door with coordinating side panels. Coving. Wall lights. Storage cupboard. Double radiator. Fitted carpet.

RECEPTION 1 (17' 10" x 12' 6") or (5.44m x 3.81m)

Coving. Large PVCu double glazed window overlooking the front. Chimney breast with alcoves either side. Feature electric fire with hearth, back and surround. Three radiators. Television aerial point. Fitted carpet.

RECEPTION 2 (13' 5" x 11' 6") or (4.08m x 3.51m)

Coving. PVCu double glazed french doors with coordinating side panels leading through to the Conservatory. Double radiator. Television aerial point. Fitted carpet.

KITCHEN (12' 5" x 11' 2") or (3.78m x 3.41m)

Two double glazed windows overlooking the side and rear. Frosted glass door leading out on to the rear garden. Fitted kitchen having a range of wall and base units with complimentary work surfaces and ceramic tiling to splashback. Inset sink and drainer with mixer tap. Plumbing for automatic washing machine. Built-in eye level electric oven. Hob with overhead extractor. Floor-mounted Oil central heating boiler. Storage cupboard. Tiled flooring.

BEDROOM 1 (12' 8" x 11' 11") or (3.85m x 3.63m)

Coving. Ceiling fan. PVCu double glazed window overlooking the rear. Double radiator. Fitted carpet.

BEDROOM 2 (11' 11" x 11' 2") or (3.63m x 3.41m)

Coving. Ceiling fan. PVCu double glazed window overlooking the front. Radiator. Telephone point. Fitted carpet.

BEDROOM 3/STUDY (9' 1" x 7' 8") or (2.77m x 2.34m)

Coving. Access to loft via pull down ladder. PVCu double glazed window overlooking the front offering views of the surrounding area. Radiator. Fitted carpet.



FAMILY BATHROOM (8' 11" x 8' 10") or (2.72m x 2.69m)

Spotlights. Coving. Extractor. Frosted glass window overlooking the rear. Four piece suite comprising vanity unit with worktop and mirror above, low level w.c., Jacuzzi bath and walk-in double shower. Tiled walls. Heated towel rail. Tiled flooring.

CONSERVATORY (12' 5" x 8' 6") or (3.79m x 2.58m)

PVCu roof. PVCu double glazed windows with fitted blinds overlooking the sides. Double glazed doors leading out on to the rear garden.


OUTSIDE

To the rear there is an enclosed garden that is bordered by mature trees which is partly laid to patio and lawn with a raised feature pond. There is a detached garage, outbuildings for storage and greenhouse. Access at the side leads to a low maintenance front garden and driveway.



For more photos please see www.pjchomes.co.uk

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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