



27 Pen Y Banc, Seven Sisters, Neath, SA10 9AB

Auction Guide £99,500

For Sale by modern Auction from 5th March at 11am until 6th March at 11am. Nestled in the charming semi-rural village of Seven Sisters, this detached bungalow on Pen Y Banc presents a wonderful opportunity for those looking to create their dream home. While the property requires a full programme of modernisation and improvement, it boasts a generous corner plot with gardens both to the front and rear, offering ample outdoor space for relaxation and recreation.

The accommodation is conveniently arranged all on one floor, featuring a spacious lounge that invites natural light, alongside a well-proportioned kitchen. The bungalow includes two double bedrooms, providing comfortable living spaces for families or guests. Additionally, a utility room adds practicality, while the bathroom is equipped with a w.c., catering to everyday needs. Externally, the property benefits from a side driveway that offers ample parking, leading to a single detached garage, perfect for additional storage or a workshop. This property is ideal for buyers with a vision, ready to invest time and effort into transforming it into a modern haven. With its prime location in Seven Sisters, residents can enjoy the tranquillity of village life while remaining within easy reach of local amenities and transport links. This bungalow is a rare find, promising potential and a delightful lifestyle in a picturesque setting.

**Front double glazed entrance door into:
Entrance porch 6'5" x 4'9" (1.97m x 1.46m)**



**With tiled floor, double glazed door into:
Living room 19'1" x 12'2" (5.82m x 3.73m)**

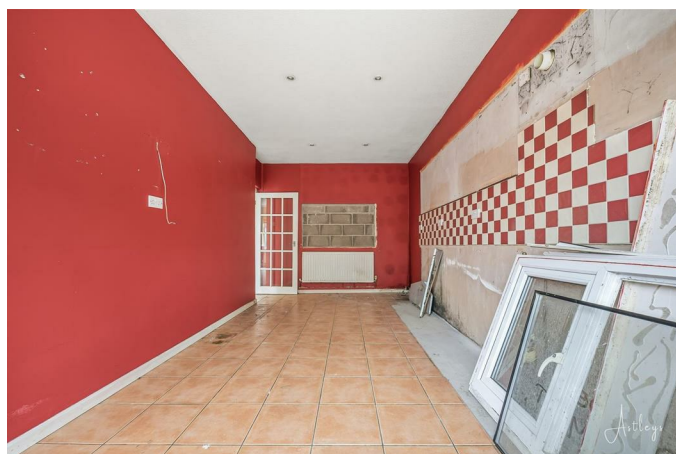


**With double glazed front window, radiator, dado rail,
coved ceiling.**

Living room



Kitchen 19'1" x 8'11" (5.84m x 2.74m)



**There are no existing base and wall units. Two
radiators, double glazed window to front.**

Kitchen



Bedroom one 9'3" x 8'9" (2.84m x 2.68m)



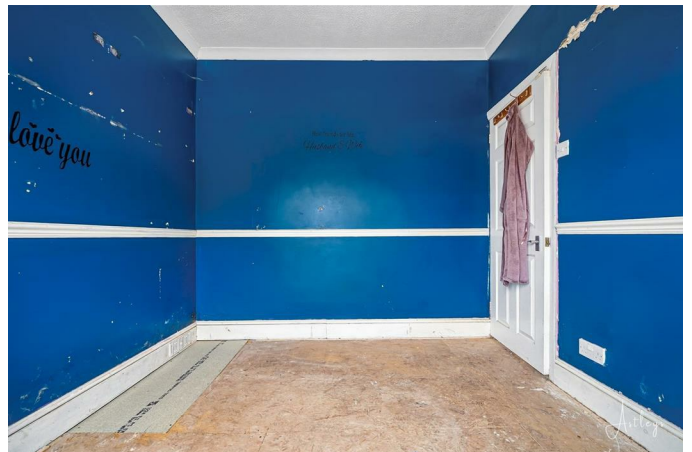
Utility room 11'1" x 5'3" (3.39m x 1.61m)



Some fitted base units, wall mounted gas central heating boiler, double glazed window and door to rear, radiator.

With radiator, double glazed window to front, covered ceiling.

Bedroom one

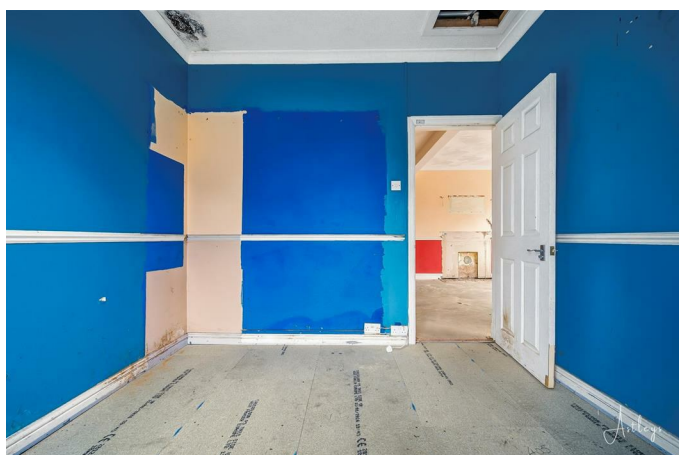


Bedroom two 9'2" x 8'10" (2.80m x 2.70m)

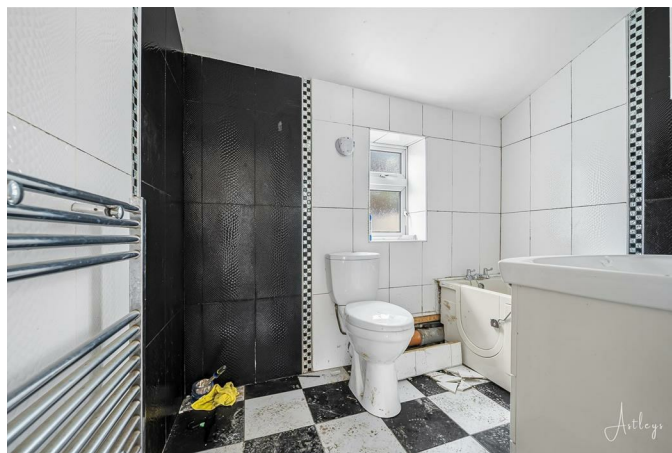


With double glazed window to side, dado rail, coved ceiling, radiator.

Bedroom two



Bathroom/w.c. 8'2" x 5'7" (2.50m x 1.72m)



With 3 piece suite in white comprising panelled bath with shower over, w.c., vanity sink, heated towel rail, small double glazed window to rear.

Outside



Enclosed front garden. Side driveway providing off-road parking for several vehicles leading to single detached garage. There is a large level garden to rear which is laid to lawn with small concrete storage shed, timber summer house and further metal storage shed.

Outside



Satellite / Fibre TV Availability

BT
Sky
Virgin

Outside



AGENTS NOTE

Council Tax Band B £1898 per annum.

AGENTS NOTE

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

18 Mbps

Superfast

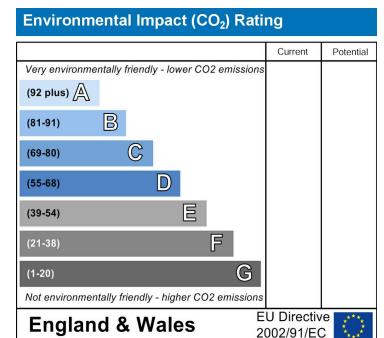
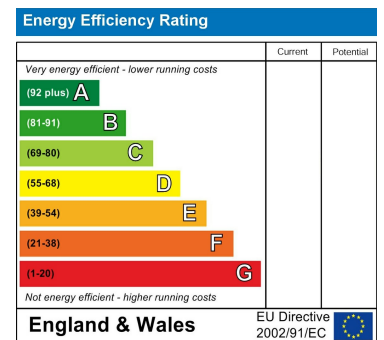
66 Mbps

Floor Plan

Area Map



Energy Efficiency Graph



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