



## 11 Church Place, Seven Sisters, Neath, SA10 9DB

**Offers In The Region Of £205,000**

A well maintained semi-detached bungalow offering accessible, stylish living with extensive mountain views. The step-free entrance ensures ease of access for occupants with mobility needs. Upon entry, you're greeted by a hallway leading into the modern kitchen. The adjacent conservatory enjoys garden views, creating a light-filled, versatile space perfect for relaxing or entertaining.

The ground floor offers three well-appointed bedrooms, serviced by a fully tiled family bathroom. Outside, the lawned rear garden provides a private, easy-maintained outdoor space, while the driveway accommodates two vehicles.

Located within in the semi rural location of Seven Sisters in a peaceful setting, the property benefits from local schools, shops, café culture, and excellent transport connections.



**Main dwelling**



**Hallway 20'1 x 3'4 (6.12m x 1.02m)**



Wooden and glass front door into hallway with radiator.

**Lounge 17'3 (into bay) x 16'3 (5.26m (into bay) x 4.95m )**



Window to the front and radiator.



### Kitchen 13'1 x 9'3 (3.99m x 2.82m)



A range of wood effect base and wall units with black work tops, gas hob and electric oven, a tiled floor with spotlights to the ceiling, window to the side and double doors to the conservatory, space for washing machine and tumble dryer and fridge/freezer, radiator.



### Conservatory 10'5 x 8'3 (3.18m x 2.51m)



Windows all around and double doors to garden, tiled floor and radiator.

### Bedroom 1 13'2 x 8'8 (4.01m x 2.64m)



Window to the back and radiator.



**Bedroom 1**



**Bedroom 2 9'3 x 9'3 (2.82m x 2.82m)**



Window to the front and radiator.

**Bedroom 2**

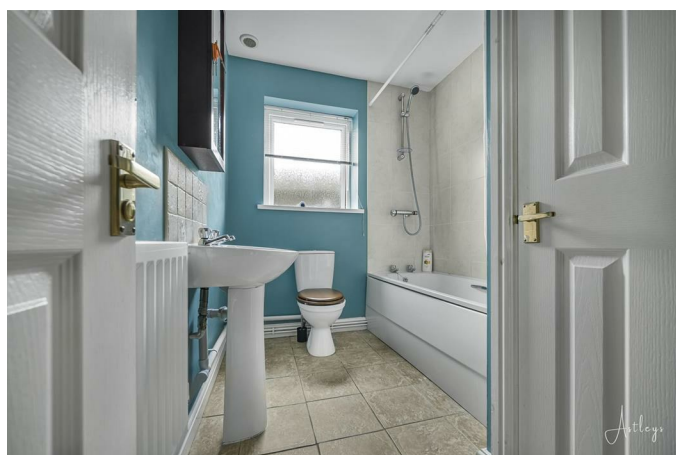


**Bedroom 3 9'3 x 6'3 (2.82m x 1.91m)**



Window to the back and radiator.

**Bathroom 9'3 x 6'3 (2.82m x 1.91m)**



White bathroom suite with low level w/c, pedestal sink and panelled bath with shower over, tiled floor, cream ties around bath area. Cupboard with shelving and storage, radiator and window to the side.

**Views from lounge**



**Front garden**



**Garden**



Side access to the front of property, lawned garden with shed and a range of mature shrubs. Front garden is lawned with parking for two cars on the driveway.

**Drone**





## Drone



Neath Port Talbot Council Tax Band: B  
Annual Price: £1,898

## Agents notes

Conservation Area: No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

742 ft 2 / 69 m 2

Plot size:

0.06 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

17 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

## Agents notes

Floor Plan

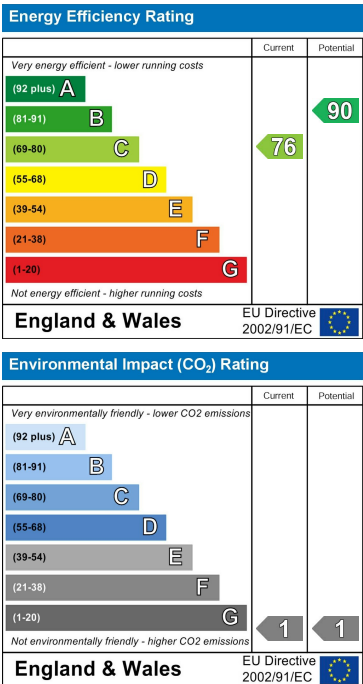


Total area: approx. 59.8 sq. metres (644.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.