

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



39 Dulais Road, Seven Sisters, Neath, Neath Port Talbot. SA10 9ER



PETER MORGAN

£430,000

Main Features

- EXCLUSIVE PROPERTY
- Detached House
- Three Generous Sized Bedrooms
- Ample Off Road Parking
- Land To The Rear
- Freehold
- One Bedroom Summer House
- Two Garages
- Village Located
- Need A Mortgage? We Can Help!

General Information

Peter Morgan Exclusive Property!

This spectacular three bedroomed residence, offering 1.38 acres of land, is Dulais Road, Seven Sisters. As well as having the opportunity to purchase this unique detached property, it also benefits from having outline planning for a detached dwelling on the grounds adjacent to the property. Offering ample off road parking to the front and rear, surround mountain views, a double garage to accommodate four vehicles, a single garage and a unique detached summer house with one bedroom and living space perfect for visitors, which also offers ample off road parking. Located in a semi rural village close to many local amenities, whilst also having easy access to the A465.

This is a must viewed property for any appreciation anticipated, call us on 03300 563555 to arrange a viewing.

GROUND FLOOR

Hallway

A spacious welcoming hallway, radiator, uPVC double glazed window to the side aspect and carpeted stairs to the first floor.

Doors to;

Lounge

uPVC double glazed bay window to the front aspect, radiator, carpeted flooring and a feature fireplace with gas fire.

Sitting Room

uPVC double glazed window to the front aspect, radiator and built in alcoves/ storage cupboards.

Dining Area

Radiator, storage cupboard and carpeted flooring.

Through arch to;

Kitchen

A family kitchen appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap, an integrated double oven with extractor fan and electric hob over. uPVC double glazed window to the rear and side aspect, radiator, plumbing in place for a washing machine and dishwasher, tiled flooring, tiled walls and decorative ceiling beams.

Doors to;

Shower Room

A fully tiled shower room comprising of a low level WC, vanity wash hand basin and a shower cubicle. uPVC frosted double glazed window to the rear aspect, radiator, heated chrome towel rail and wooden cladding to the ceiling.

Conservatory

Surround uPVC double glazed windows, tiled flooring, two radiators, two uPVC doors and uPVC French doors to access the rear garden.

FIRST FLOOR

Landing

uPVC double glazed window and radiator.

Door to;

Bedroom Three

uPVC double glazed window to the side aspect, radiator, built in storage cupboard and access to the loft above.

Bedroom One

uPVC double glazed window to the front aspect, radiator and built in storage cupboards.

Bedroom Two

uPVC double glazed window to the front aspect, radiator and carpeted flooring.

Bathroom

Comprising of a suite including a wooden panelled bath, vanity wash hand basin and shower cubicle. uPVC double glazed window to the rear aspect, radiator and access to the loft above.

Separate W.C

Fully tiled, low level WC and a frosted double glazed window to the rear aspect.

EXTERNALLY

Gardens

A large front garden access through electric gates, part laid to lawn area and a decorative stone laid drive leading to the rear garden and garages.

A single garage and a large double garage to accommodate four vehicles, both with electric doors.

Annexe

A beautiful well maintained, detached summer room with one double bedroom and lounge. Having laminate flooring throughout, inset ceiling lighting and a uPVC double glazed floor to ceiling window, also benefiting from ample off road parking.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding D

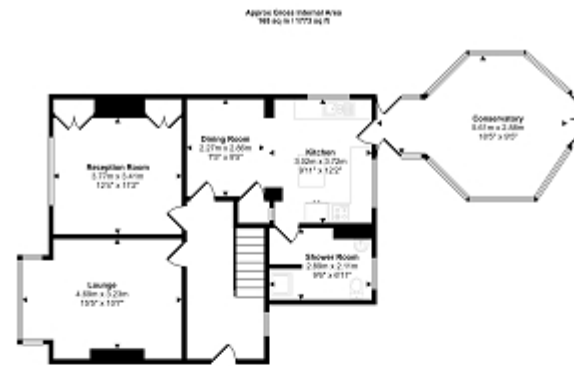
Current heating type Gas

Tenure (To be confirmed) Freehold





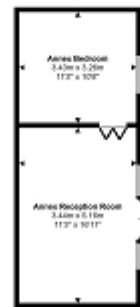




Ground Floor
Approx 84 sq m / 902 sq ft




First Floor
Approx 37 sq m / 398 sq ft



Second Floor
Approx 34 sq m / 367 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any built area are approximate and for responsibility, a sales for any error, contractor or measurement, errors omissions such as furniture built are representations only and they may not suit the real estate. Make with the Energy Eff.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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