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47 Golwg Y Bryn
Seven Sisters
Neath
SA10 9BY

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Asking price **£165,000**

A lovingly maintained three bedroom semi detached family home situated within the village of Seven Sisters and nearby to the village of Onllwyn with idyllic rural views and an abundance of potential.

Lovingly maintained three bedroom semi detached family home

Overlooking beautiful views of nearby rural landscape

Convenient commuter access to the A4109 and A4067

Well maintained front and rear gardens with shrubs and greenery

Spacious open plan reception room with an abundance of natural light

Ground floor family shower room with three piece suite

Large kitchen area with space for up to three appliances

Located nearby local amenities such as shops and schools

Boiler with full service history

Viewings highly recommended





A rare opportunity to purchase a property that is new to the market after being owned by the same family for over one hundred years.

The property is fronted with steps leading up to a gravelled area and a pathway that wraps around to the rear garden and front door. A UPVC door leads into the entrance porch which has wood effect laminate flooring and half height tiles to the walls. A glazed wooden door then follows onto the entrance hallway that provides access to a reception room and stairway leading to the first floor accommodation.

The spacious open plan reception room features a large UPVC window overlooking the rural views to the front of the property and allows natural light to flood through the room. There is a stone fireplace surround that hugs the entire side wall with UPVC windows each side of the fireplace.

The reception room also benefits from wood effect laminate flooring and access to an under the stairs storage space. A pair of UPVC French doors lead into the kitchen.

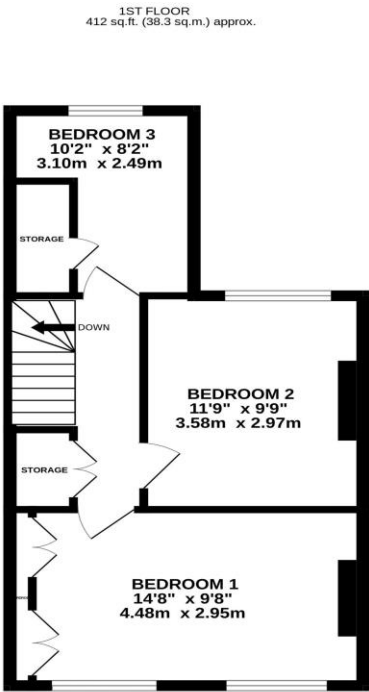
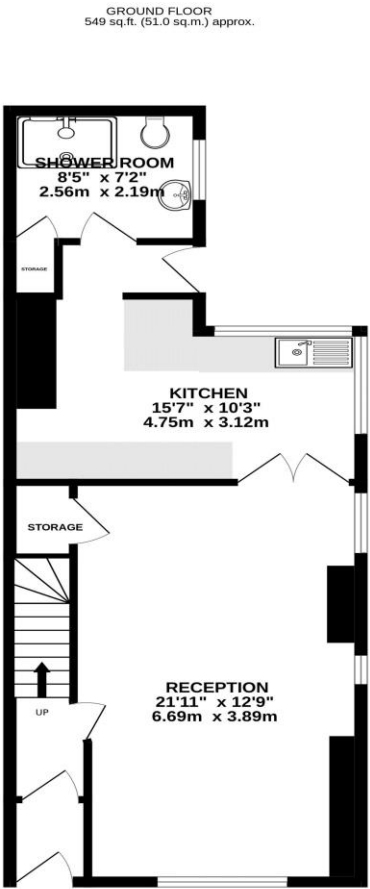
The kitchen features tiled flooring and a tiled splash back, two large UPVC windows to the rear and side of the property that allow light to flow through the room. There are matching base and wall mounted units with a laminate work surface over and space for up to three appliances. Below the rear window sits a stainless steel sink and drainer with a swan neck tap.

The kitchen gives access to a hallway which leads to the shower room and UPVC door leading into the rear garden.

The shower room benefits from a three piece suite that comprises of a walk in shower, low level W/C and wash hand basin which sits on top of a vanity unit. The shower room also features vinyl flooring and tiled walls with an obscure glazed window to the side. The shower room also benefits from having access to a built in storage cupboard.

To the first floor, the landing area gives access to three bedrooms and a storage cupboard. The master bedroom is located at the front of the property and benefits from two UPVC windows with beautiful views and built in storage. All bedrooms have matching wood effect laminate flooring with the landing area fitted with a matching grey carpet as the stairway. Bedrooms two and three are located at the rear of the property with UPVC windows overlooking the garden. Bedroom two is a generously sized double room with bedroom three being a good sized single room that also benefits from having built in storage.

To the rear of the property, there is a large well maintained garden area which is laid majority to lawn with a raised patio area to the side. There is also a brick built outbuilding to the front of the rear garden and a pathway leads down to the end of the garden which then houses two sheds at the rear. The pathway wraps back around the side of the property and leads out to the front of the house. The garden also benefits from a fixed washing line, and well maintained shrubs, greenery and trees.





Directions

SATNAV USERS: SA10 9BY

Tenure

Freehold

Services

All mains services

Council Tax Band B

EPC Rating N/A

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)

Current rating D	Potential rating B
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Property type: Semi-detached house
Total floor area: 101 square metres

Rules on selling this property

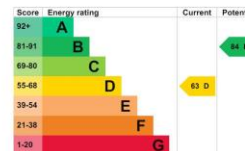
Properties can be sold if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and penalties at <https://www.gov.uk/government/guidance/energy-efficiency-landlord-guidance>

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition. Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

