



herbert r thomas

5 Seion Place

Seven Sisters

Neath

SA10 9BB

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# 5 Seion Place

Offers Over £175,000

A modern three story, four bedroom detached family home situated on a generous plot within the peaceful village of Seven Sisters

New to the market and being sold with no ongoing chain

A modern three story detached family home

Positioned on a generous plot within the quiet village of Seven Sisters

Within walking distance to local amenities

Convenient commuter access to the A465

Open plan kitchen/dining/living space to the ground floor

Four double bedrooms over the first and second floors

En-suite shower rooms to two bedrooms

Separate storage/study room

Ample off road parking and single garage



This modern four bedroom detached family home offers flexible accommodation over three stories, for a large family looking to settle in a quiet village with good local amenities.

The property is entered via a composite door into an entrance hallway, with a good understairs storage area and doorways that lead to the ground floor cloakroom and the open plan kitchen/dining/living space.

The L - shaped open plan kitchen/dining/living room is a bright and spacious area, with natural light flooding in from a window to the front within the kitchen space, a window to the rear within the living room and a set of sliding patio doors providing access into the garden. The

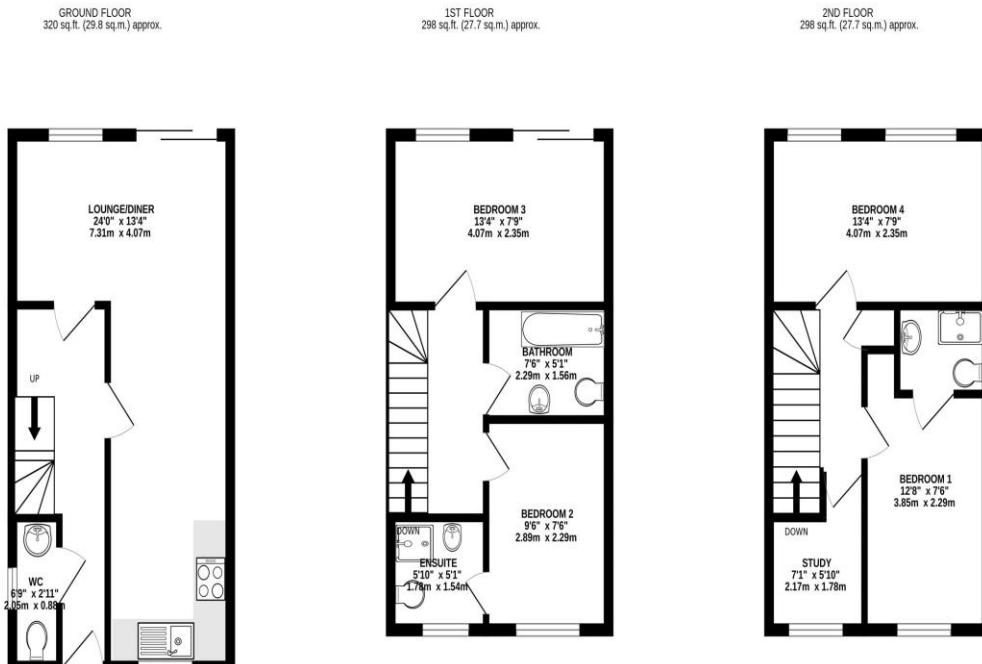
kitchen has been fitted with a matching range of contemporary base and wall mounted units with a laminated worksurface over. There is an integrated electric oven with a four burner gas hob over, space for one appliance, a stainless steel sink unit and space for a fridge/freezer.

To the first floor there are two double sized bedrooms and the family bathroom. The first bedroom to the front is a good sized double bedroom with a window to front and a doorway leading into the en-suite shower room. The second bedroom on this floor is a large double bedroom with one window to the rear and a set of sliding patio doors opening out into a Juliette balcony. The family

bathroom has been fitted with a contemporary white three piece suite comprising; P shaped panel bath, low level WC and a pedestal wash hand basin.

To the second floor are a further two double bedrooms and the useful storage/study room. The bedroom to the front is another good sized double bedroom with a window to the front and a doorway leading into the en-suite shower room. The second bedroom on this floor is a good sized double bedroom with two windows to the rear. Lastly on the second floor is a useful storage room/study space. It offers a window to the front and allows for potential buyer to have a study space without comprising on using another room.

Outside to the front of the property is a spacious off road parking area laid mainly to gravel with access to the adjoining single garage. Access to the rear garden is achieved via a wooden picket gate to the side of the garage with a paved pathway leading to a good sized patio area. Beyond the patio is a good sized level garden that is mainly laid to lawn and would benefit from landscaping.



TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrbox 6/2023.





## Directions

SAT NAV USERS SA10 9BB

## Tenure

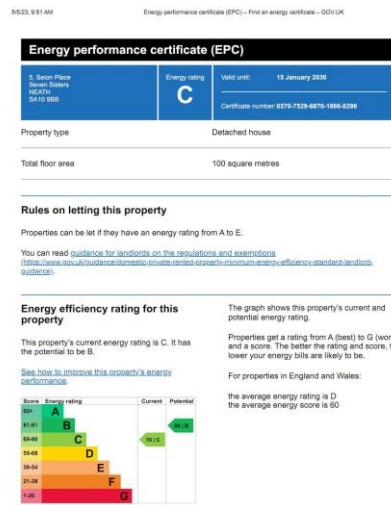
Freehold

## Services

All Mains Services

Council Tax Band D

EPC Rating



Viewing strictly by appointment through Herbert R Thomas

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