



52 Mary Street
Seven Sisters

Neath
SA10 9BG
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52 Mary Street

Asking price £175,000

An immaculately presented three bedroom semi detached modern home, situated within the popular village of Seven Sisters and offering a large garage to the rear for off road parking.

New to the market since its construction in 2015

Available to purchase with no ongoing chain

Located within the popular village of Seven Sisters

Within walking distance to local village amenities and reputable Primary School

Access to the A465 link road within a ten minute drive

Spacious accommodation throughout

Ground floor cloakroom, first floor bathroom and Master en-suite

Air source heat pump and solar paneling for greater efficiency

Large level rear garden

Generous garage to the rear for off road parking

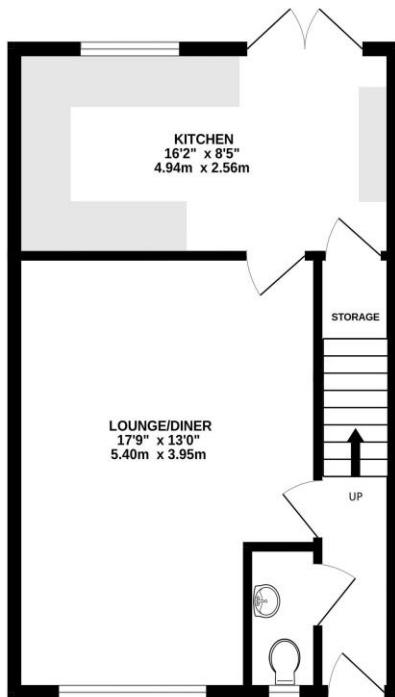




A rare opportunity to purchase this immaculately presented three bedroom semi detached modern home, constructed within the last decade in the sought after village of Seven Sisters and offering a contemporary Air Source heat pump with solar paneling, for greater efficiency with heating and running costs of utilities.

The property is entered via a UPVC and glazed panel door into an entrance hallway, with fitted carpet flooring, a staircase rising to the first floor accommodation and doorways leading to a cloakroom and the impressive sized lounge/diner.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

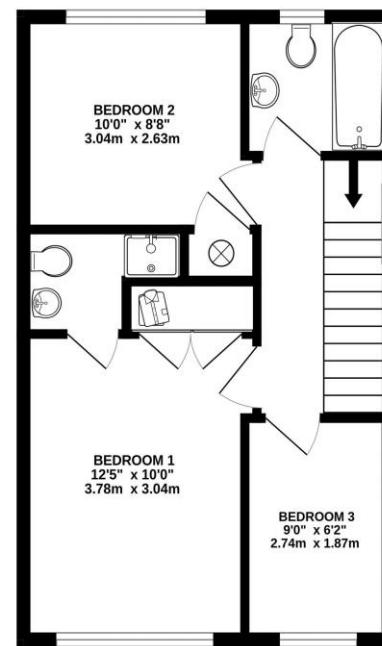


The cloakroom has been fitted with a two piece suite comprising; low level WC and a wall mounted wash hand basin. It benefits from tiled flooring, a wall mounted heated towel rail and an obscure UPVC double glazed window to the front.

The lounge/diner is a bright and spacious room featuring fitted carpet flooring and a large UPVC double glazed window to the front. A doorway at the rear of the room gives access into the kitchen/breakfast room.

The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a black laminated worksurface over. It benefits from an integrated electric oven with four burner electric hob, a stainless steel sink unit positioned below a large UPVC double glazed window to the rear and offers space for a fridge/freezer and washing machine.

1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



Within the breakfast area, a matching breakfast bar has been installed ahead of the UPVC double glazed patio doors to the rear, giving light, access and views of the garden. The flooring within the kitchen/breakfast room is divided between tiling to the kitchen area and laminate wood flooring within the breakfast space.

A further doorway within the breakfast area opens onto a useful understairs storage cupboard. The staircase and first floor landing has fitted carpet flooring laid, with a window to the side at the top of the stairs.

The landing provides access to all three bedrooms with a continuation of the fitted carpet flooring and the family bathroom. Bedroom one is located to the front of the property. This generous sized double bedroom features a UPVC double glazed window to the front, fitted built in wardrobe storage and benefits from a private en-suite shower room. The en-suite has been fitted with a three piece suite comprising; enclosed single shower cubicle, low level WC and a vanity wash hand basin with cupboard storage below. The room has vinyl fitted flooring, a wall mounted chrome towel rail and a mirrored vanity wall unit.

Bedroom two is a comfortable sized double bedroom featuring a UPVC double glazed window to the rear and gives access to the airing storage cupboard housing the hot water immersion cylinder. Bedroom three is a well proportioned single bedroom with a UPVC double glazed window to the front.

The family bathroom is located to the rear of the property. It has been fitted with a three piece suite comprising; panel bath with over bath shower head attachment, low level WC and a vanity wash hand basin with cupboard storage below. It benefits from a wall mounted chrome heated towel rail, a mirrored vanity wall unit, vinyl fitted flooring and an obscure UPVC double glazed window to the rear.

Externally to the front of the property, the courtyard garden is accessed via a half height wrought iron gate, flanked by a half height stone wall, with a paved pathway leading to the front and side of the property. The courtyard is mainly laid to ornate stone chippings with access to the side and rear of the property via a tall wooden side gate. The large enclosed rear garden is mainly level and laid to lawn. It features a paved patio area leading from the patio doors and continues into a pathway running along the side of the lawn.

At the rear of garden there is a sloped planting area offering an array of mixed plants, shrubs and trees. At the end of the pathway, a further tall wooden gate opens onto a set of stone steps leading down to the pedestrian door of the garage. The generous sized garage comfortably offers secure off road parking for a large car plus ample storage and workshop space. It offers a pitched roof, power supply and an electric roller shutter door which opens onto a private rear lane.

TOTAL FLOOR AREA: 817 sq.ft. (75.9 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.

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Directions

SAT Nav user SA10 9BG

Tenure

Freehold

Services

Water, electric, metered and Air Source Heat

Pump.

Council Tax Band B

EPC Rating C



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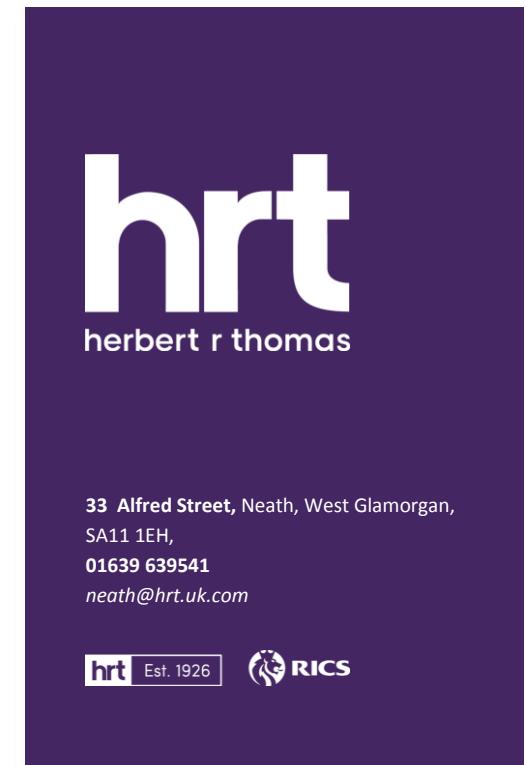
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and

- the average energy score is 60

Viewing strictly by
appointment through
Herbert R Thomas

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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.

