

## 2 School Road, Tonna, Neath, SA11 3EJ

**Offers In The Region Of £230,000**

Situated in a sought after location, on the doorstep of Tonna primary school and park area, within the popular village of Tonna, a short drive from all facilities and amenities at Neath Town Centre, an improved and extended semi-detached family home, which is very well presented by the present owner, offering spacious accommodation over 2 floors to include large entrance foyer/reception room, inner hallway, lounge, bathroom/w.c. and kitchen to the ground floor and 3 bedrooms and ensuite shower room to the first floor. Outside the property occupies a generous corner plot with ample off-road parking to the side, attached single garage and attractive, completely low maintenance composite decked garden to the rear.



Double glazed entrance door with side panels into:

Entrance foyer/reception room 10'9" x 7'7" (3.28m x 2.31m)



With herringbone wood flooring, upright radiator, coved ceiling with spotlights, door to garage and door to rear garden.



Entrance hallway 11'4" x 5'5" (3.45m x 1.65m)



With herringbone wood flooring, modern upright radiator, understairs storage cupboard, coved ceiling, stairs to first floor, door to:

Bathroom/w.c. 6'7" x 5'5" (2.01m x 1.65m)



3 piece suite in white comprising 'P' shaped bath with Rainfall shower over, w.c. and sink in sealed vanity unit, wall mounted hi-gloss storage cupboard, vintage heated towel rail, tiled floor, fully tiled walls, double glazed window to side.

**Living Room 18'5" x 10'6" (5.61m x 3.20m)**



With beautiful feature grey stone fireplace with oak mantel, tiled hearth with mock log burner, radiator, coved ceiling, double glazed window to front.



**Kitchen 17'0" x 8'11" (5.18m x 2.72m)**



Fitted with a range of hi-gloss base and wall units with granite work surfaces, white enamel sink and drainer with mixer tap, induction hob with extractor canopy over, Neff double oven/grill and microwave, large integrated fridge and under counter integrated freezer, integrated dishwasher, washing machine and tumble dryer, pull-out storage cupboards, part tiled walls, tile effect laminate flooring, upright radiator, double glazed windows to side and rear and door to rear garden.



**FIRST FLOOR**



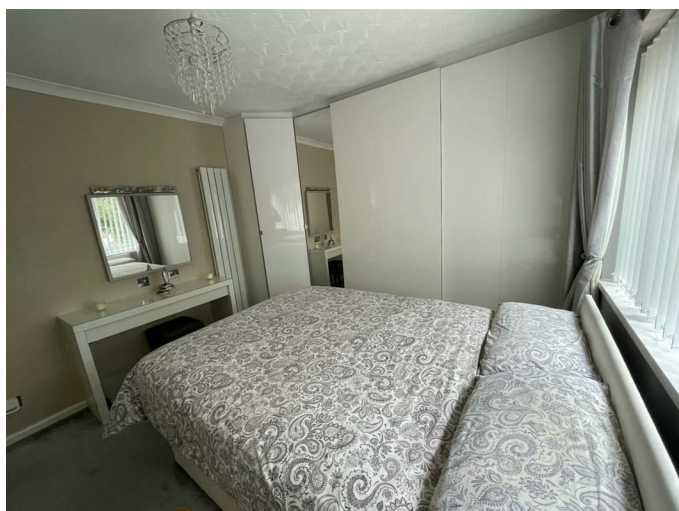
**Landing area 11'2" x 2'8" (narrowest point) (3.40m x 0.81m (narrowest point))**

With access to roof space via drop down ladder, fitted airing cupboard with radiator, coved ceiling.

**Bedroom one 10'8" x 8'8" (3.25m x 2.64m)**



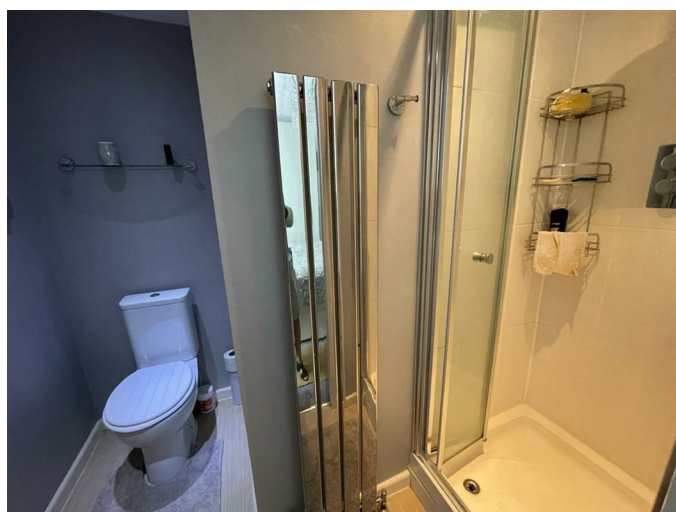
With range of fitted wardrobes and matching dressing table in hi-gloss white, upright radiator, double glazed window to front, coved ceiling.



**Ensuite shower room 7'6" x 5'8" (2.29m x 1.73m)**



3 piece suite in white comprising sink on vanity unit, shower cubicle, w.c., upright radiator, part tiled walls, tiled floor, spotlights to ceiling.



**Bedroom two 10'0" x 8'5" (3.05m x 2.57m )**



With built-in storage cupboard, double glazed window to rear, radiator, covered ceiling.



**Bedroom three 10'0" x 8'0" (3.05m x 2.44m)**

With double glazed window to rear, radiator, covered ceiling.

**Outside**



Steps up to garden to front. Ample off-road parking to the side leading to single attached garage with power, light and personal access door. Enclosed attractive, landscaped garden to rear comprising composite decked area over 2 levels and side garden area. There is also outside storage shed and separate w.c.







Superfast  
80 Mbps  
Ultrafast  
1000 Mbps  
Satellite / Fibre TV Availability  
BT  
Sky  
Virgin

#### Off-road parking



#### AGENTS NOTE

Council Band C with an annual payment of £2028

#### AGENTS NOTE

Mobile Coverage

EE

Vodafone

Three

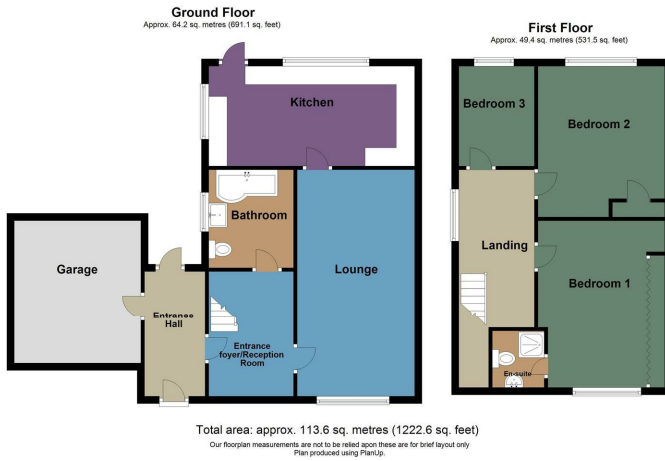
O2

Broadband

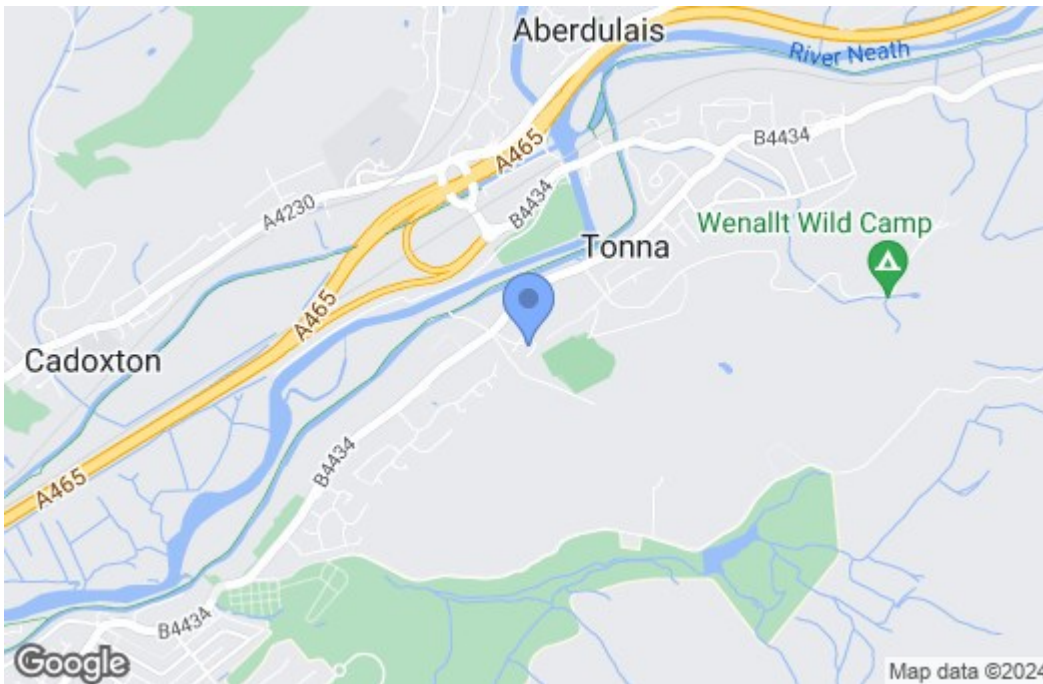
Basic

10 Mbps

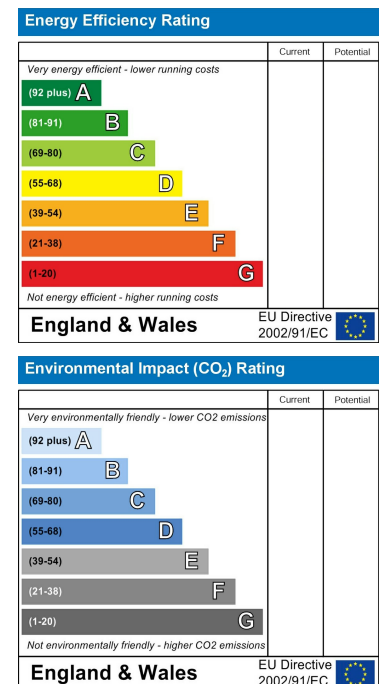
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.