

55 Hooper Way, Tonna, Neath, SA11 3FB

£234,950

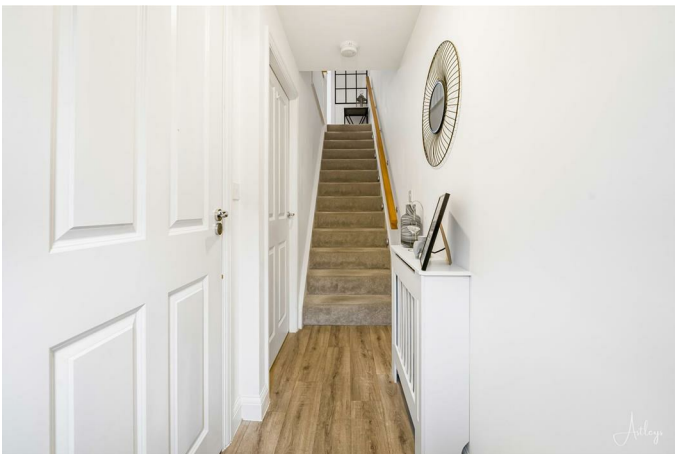
This beautiful modern family home is nestled in a new development, surrounded by a variety of homes. Its prime location offers easy access to Neath town center and the scenic Gnoll Country Park. The property boasts a cozy lounge, a contemporary fitted kitchen with a charming breakfast bar, three inviting bedrooms, and a well-appointed family bathroom. Outside, the rear garden is a tranquil oasis with a two-tiered space, featuring a paved area and a lush lawn. Viewing this delightful home is an absolute must.

Main Dwelling



Enter through PVC door into:

Hallway 3'03 x 22'01 (0.99m x 6.73m)



With radiator, stairs to first floor, radiator.

Downstairs WC 5'03 x 3'01 (1.60m x 0.94m)



With part tiled walls, low level wc, pedestal wash hand basin, radiator and part tiled walls.

Lounge 16'02 x 7'11 (4.93m x 2.41m)



Cosy lounge with radiator, and double glazed window to side and front.

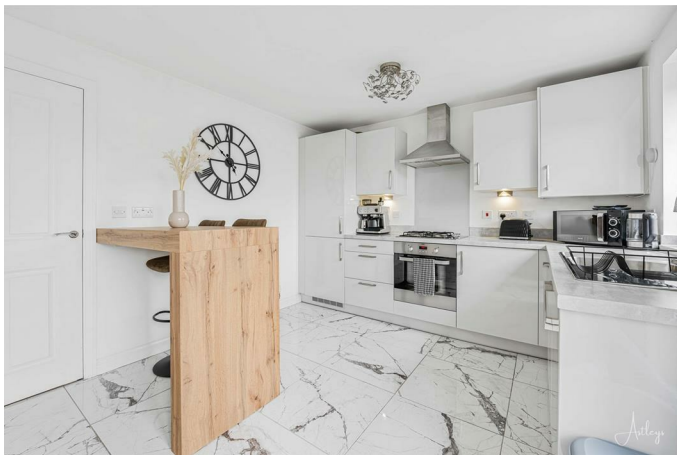
Lounge



Kitchen



Kitchen 14'11 x 11'2 (4.55m x 3.40m)



Landing 6'3 x 12'2 (1.91m x 3.71m)



Fitted with base and wall units in light grey high gloss with coordinating work surfaces to include; integrated fridge freezer/dishwasher and washing machine, tiled flooring, stainless steel sink and drainer, cupboard housing combination boiler, radiator, under stairs cupboard, double glazed window to rear and patio doors to rear garden.

With radiator and attic hatch.

Bedroom one 8'05 x 11'09 (2.57m x 3.58m)



Double bedroom with double glazed window to front and radiator.

Bedroom one



Ensuite 4'5 x 4'3 (1.35m x 1.30m)



With cushioned flooring, shower cubicle, low level wc, pedestal wash hand basin, part tiled walls, radiator and double glazed window side.

Bedroom two 8'5 x 11'9 (2.57m x 3.58m)



Double bedroom with double glazed window to rear and radiator.

Bedroom two



Bedroom three



Bedroom three 6'3 x 8'8 (1.91m x 2.64m)



With range of fitted wardrobes, double glazed window to front and radiator.

Bathroom 6'2 x 5'6 (1.88m x 1.68m)



Fitted with three piece suite in white to comprise of panelled bath, low level wc, pedestal wash hand basin, part tiled walls, radiator and double glazed window to rear.

Bathroom



Rear garden



Rear garden

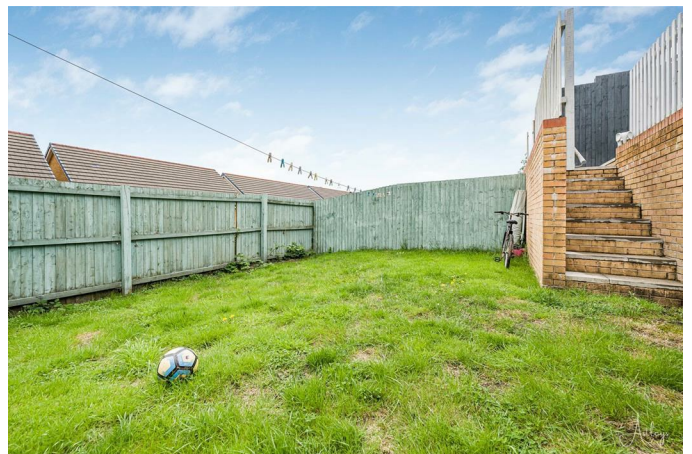


Rear Garden



Enclosed tiered rear garden offering artificial grass, patio area and side access to driveway to the top tier and laid to lawn to the lower tier.

Rear Garden



Drone Image



Agents notes

Mobile Coverage:

EE

Vodafone

Three

O2

Broadband:

BT

Sky

Virgin

Agents notes

Council Tax Band: C

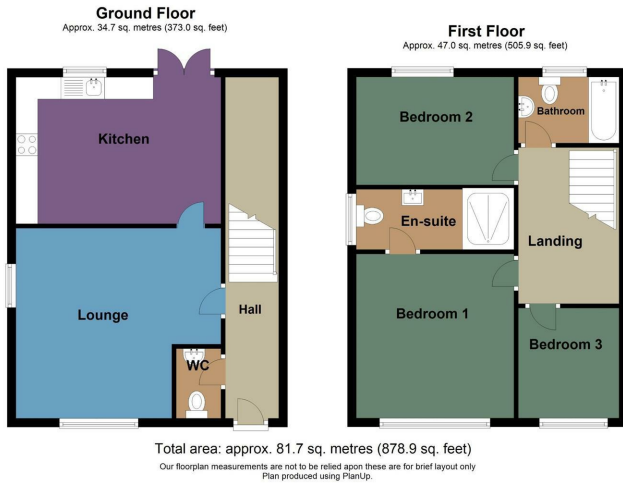
Annual Price:

£2,028 (min)

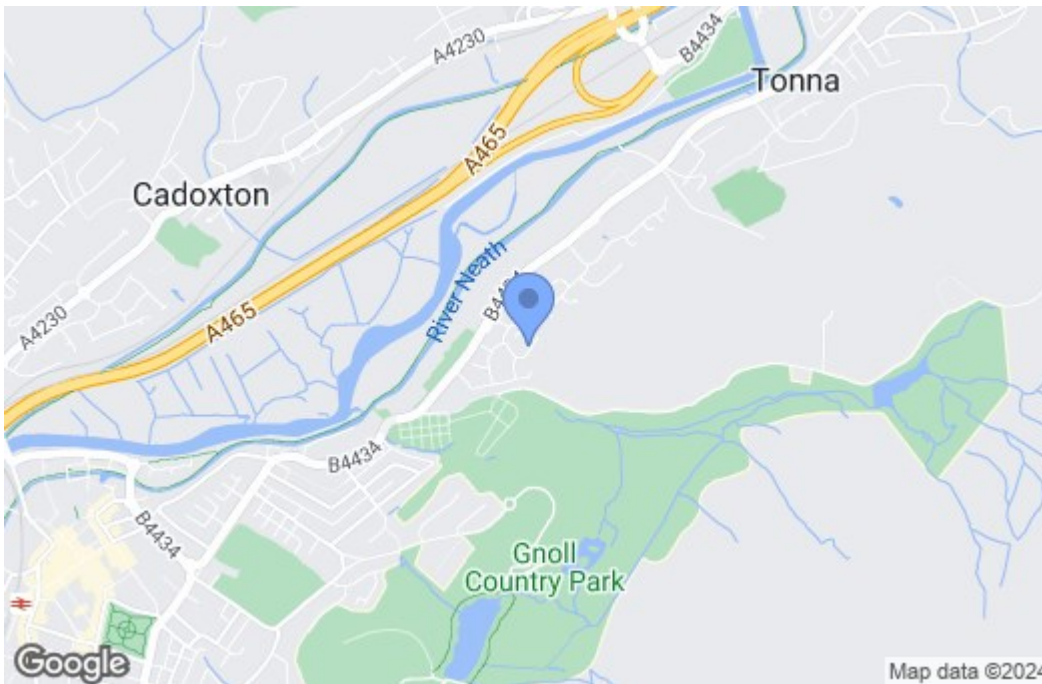
Conservation Area: No

Flood Risk: No Risk

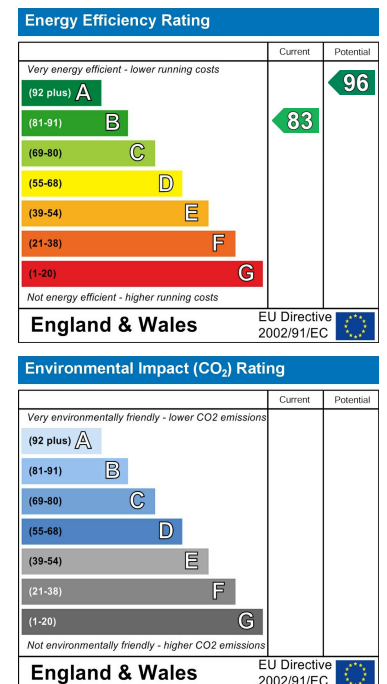
Floor Plan



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.