



**25 St. Annes Drive, Tonna, Neath, SA11 3JU**

**Offers In The Region Of £199,950**

A detached bungalow set in a sought-after location with some lovely mountain views from the front of the property. The property offers vacant possession. It comprises two double bedrooms, a spacious kitchen/diner, wet room and lounge with beautiful mountain views. It features an enclosed patio with side access with a linked garage.

## Main dwelling



### Entrance hall 2'9 x 4'10 (0.84m x 1.47m)

Entrance via a grey composite door with black trimmings into hall area with built in storage cupboard with doors leading to the kitchen and lounge.

### Kitchen area 15'6 x 9 (4.72m x 2.74m)



Kitchen leading through to dining area. The kitchen is open plan with base and wall units in pine. Tiled above worktops. Sink and drainer, wood panelled ceiling with spot lights. 2 windows to the back and side. UPVC door to garden.



### Dining area 11'7 x 7'10 (3.53m x 2.39m)



Leading from the kitchen, laminate flooring and 2 radiators.

**Lounge 15'11 x 11'6 (4.85m x 3.51m)**



Spacious lounge offering mountain views from the bay window to the front. Feature fire surround incorporating marble effect heart and electric fire. Dado rail and coving. One double and one single radiator. Door to inner hall.



**Inner hall 3 x 7'10 (0.91m x 2.39m)**

Attic hatch and doors to bedrooms, wet-room and lounge.

**Bedroom 1 17'2 x 11'5 narrowing to 8'10 (5.23m x 3.48m narrowing to 2.69m)**



2 bay windows with mountain views, coving and 2 radiators.

**Bedroom 2 11'11 x 7'10 (3.63m x 2.39m)**



Window to back patio, coving and radiator



**Wet-Room 7'7 x 5'07 (2.31m x 1.70m)**



PVC marble effect cladding to walls and white cladding to ceiling. Low level w/c, shower and pedestal wash hand basin. Wall mounted heated towel rail. Window and cupboard housing ideal logic boiler.

### Front Garden



Tiered garden with shingle and mature shrubs.

### Rear garden



A tiered garden with patio area. Natural stone wall and side access. Outside tap.



**Ariel view**



## Garage



Single terraced garage which is located a short distance from the bungalow.

### Agents Notes

Local Authority  
Neath Port Talbot  
Council Tax  
Band:D  
Annual Price:  
£2,281 (min)

### Agents Notes

Conservation Area  
No Flood Risk  
No Risk  
Floor Area  
796 ft 2 / 74 m 2  
Plot size  
0.06 acres (2 Plots)  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast

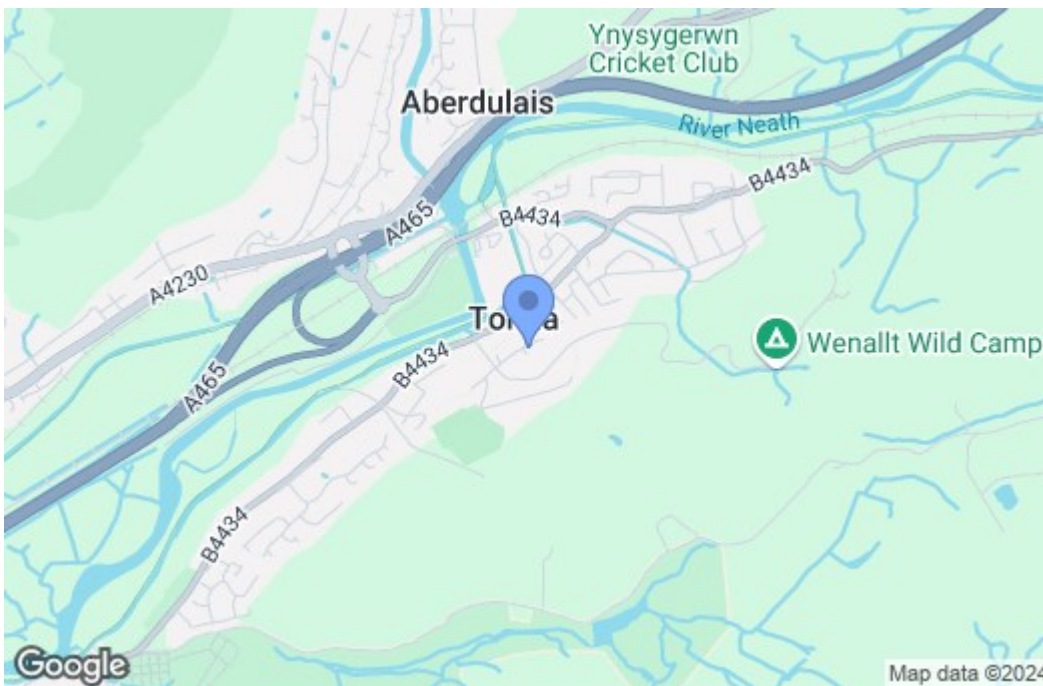
71 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

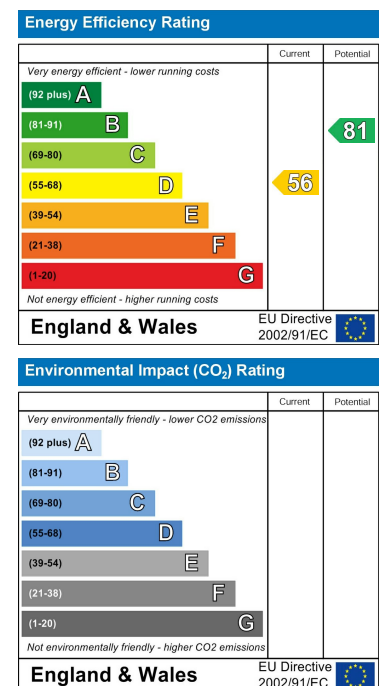
## Floor Plan



## Area Map



## Energy Efficiency Graph



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