



Hunters Ridge, Tonna,
Neath, Neath Port Talbot, SA11 3FE.

Offers in the Region Of £315,000

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please contact us verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented, four double bedroom executive detached family residence in a cul de sac location of Hunters Ridge, Tonna. Within the village there is local rugby club, Spar stores which include the post office, hair salon. Royal British Legion, Aberdulais Golf Range and Restaurant. Local countryside walks and the local Tonna Primary School. Good road access into Neath Town Centre and the A465 to the adjoining locations. This home has been with the same family, since it was constructed 1997 and they are rarely for sale and we strongly recommend internal viewing. Vacant Possession with No Onward Chain. In our opinion this home has neutral colour scheme throughout and offers a growing family to enjoy the abundance of space on offer. The accommodation consists to the ground floor of an entrance hall, lounge through to the dining room, modern fitted kitchen, utility room, cloakroom. To the first floor there are four bedrooms, main bedroom with an en-suite shower room and a family bathroom. Externally to the front there is a driveway for three vehicles and an enclosed rear garden.

Entrance

via pvc door into the hall.

Hall

Side frosted pane to the side of the entrance door, double radiator, textured ceiling with coving. Staircase to the first floor. Doors off to the lounge, sitting room and the kitchen.

Sitting Room

14' 0" x 8' 0" (4.26m x 2.44m)

This room has been adapted by the current owners to become a sitting room. Double glazed window to the front aspect, double radiator, textured ceiling with coving, storage cupboard.

Lounge

16' 4" x 10' 8" (4.97m x 3.25m)

Double glazed window to the front aspect, two double radiators, textured ceiling with coving. A gas living flame fire in a feature surround. Double doors into the dining room.

Dining Room

10' 10" x 9' 0" (3.30m x 2.74m)

Double glazed sliding door into the rear garden. Door into the kitchen. Textured ceiling with coving. Radiator.

Kitchen

10' 2" x 10' 2" (3.10m x 3.10m)

Double glazed window to the rear aspect, door into the utility room. Laminated flooring. Textured ceiling with coving. Space for a dishwasher. A range of fitted wall and base units inset stainless steel sink unit, stainless steel splash back by the hob. Inset indesit hob, oven, grill, extractor fan, tiled splash back. Space for a fridge/freezer.

Utility Room

5' 0" x 6' 0" (1.52m x 1.83m)

Half frosted pvc door to the side aspect. A range of fitted wall and base units inset sink unit, tiled splash backs, laminated flooring. Textured ceiling with coving.



Cloakroom

Frosted double glazed window to the side aspect, textured ceiling with coving, radiator. A suite consists of toilet, pedestal wash hand basin. Tiled splash backs.

First Floor Landing

Access to the loft which is fully boarded. Textured ceiling. Cupboard housing boiler. Doors off to the bedrooms and the family bathroom.

Bedroom One

15' 4" x 11' 2" (4.67m x 3.40m)
Double glazed window to the front aspect, textured ceiling with coving, radiator. Fitted wardrobes. Storage cupboard. Door into the en-suite shower room.

En-suite Shower Room

Frosted double glazed window to the front aspect. Textured ceiling. Radiator. A suite consists of toilet, pedestal wash hand basin, shower cubicle.



Bedroom Two

14' 5" x 8' 5" (4.39m x 2.56m)
Double glazed window to the front aspect, textured ceiling with coving, radiator, fitted cupboard.

Bedroom Three

10' 4" x 8' 0" (3.15m x 2.44m)
Double glazed window to the rear aspect, radiator, textured ceiling with coving.

Bedroom Four

10' 4" x 8' 0" (3.15m x 2.44m)
Double glazed window to the rear aspect, textured ceiling with coving, radiator, fitted cupboard.

Family Bathroom

7' 5" x 5' 10" (2.26m x 1.78m)
Frosted double glazed window to the rear aspect, textured ceiling with coving, extractor fan, radiator. A suite consists of pedestal wash hand basin, toilet, panelled bath, shower over the bath, shower screen, extractor fan.

Garden

To the front there is off road parking driveway for three vehicles. Side gate to the left hand side of



the home leading into the rear garden. To the rear there is an enclosed rear garden of patio and an area laid to lawn.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - E

Energy Performance Certificate

Current - 70 - C Potential 81 - B Total Floor Area 122 square metres, Certificate number - 2605 - 3035 - 6202 - 7744 - 2204 Valid until 26th February 2034 Full EPC can be located on www.epcregister.com

Viewing by appointment with the selling agents.

Please contact us for a viewing of the home.

Disclaimer

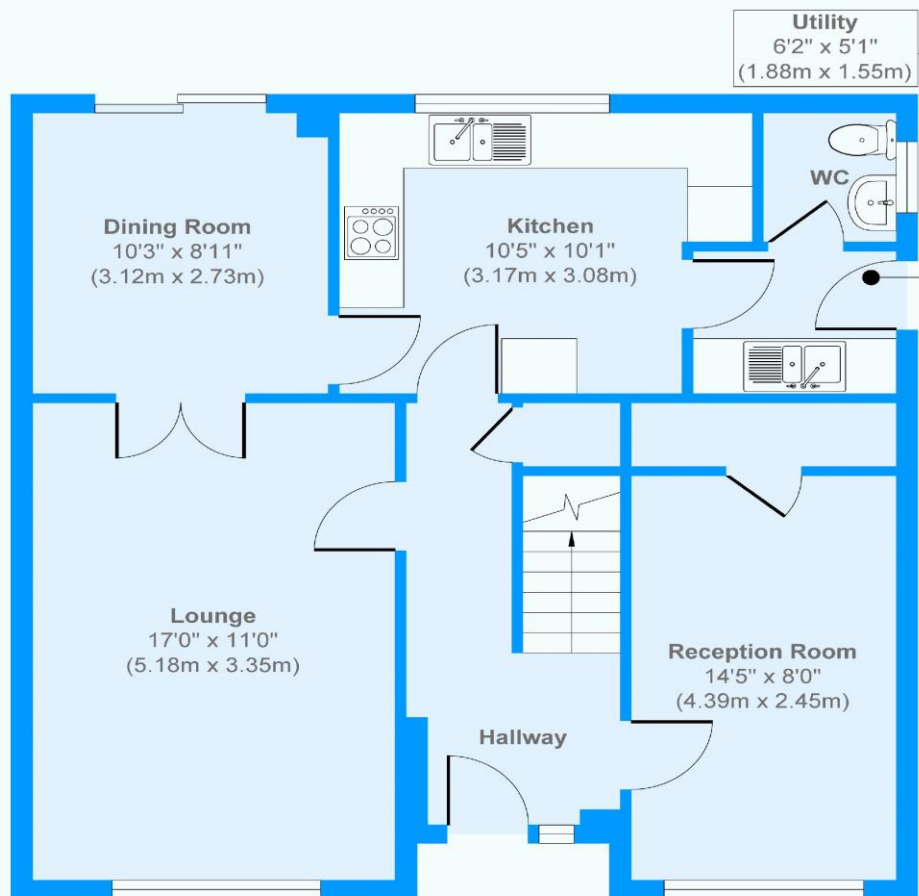
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and



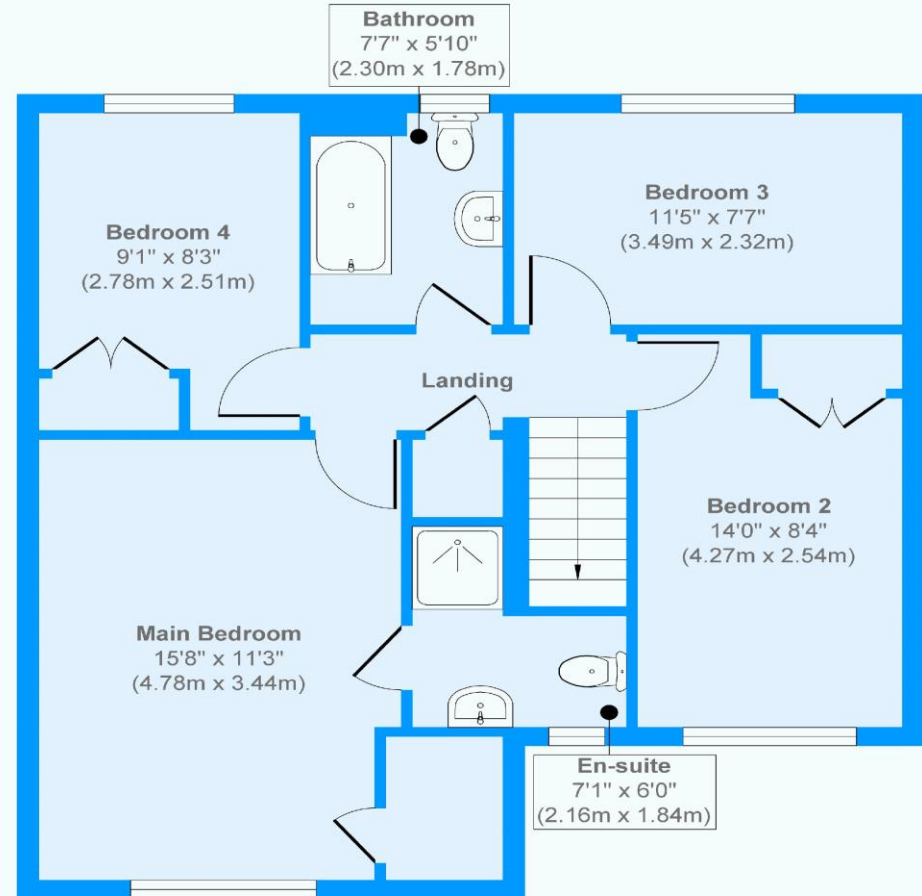
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Ground Floor
Approximate Floor Area
724 sq. ft
(67.00 sq. m)



First Floor
Approximate Floor Area
658 sq. ft
(61.00 sq. m)

Approx. Gross Internal Floor Area 1382 sq. ft / 128.00 sq. m

Produced by Elements Property



Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk