



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 exceptional four-bedroom detached family residence set in the sought after development of Hunters Ridge, Tonna. In our opinion we strongly recommend internal viewing of this exceptional family home which has a fresh neutral colour scheme throughout. The modern fitted kitchen has the benefit of a breakfast bar with a utility room off with a restored cloakroom. To the first floor the en-suite shower room and the family bathroom have been restored. Close proximity to the local schools and good road access into Neath.

The accommodation consists to the ground floor of an entrance hall, lounge, dining room, conservatory, modern fitted kitchen, utility room and a cloakroom. To the first floor there are four bedrooms, master bedroom has an en-suite shower room and a family bathroom. Externally there are front and rear gardens. Driveway leading to the garage.

Entrance

through a composite front door into the hall.

Hall

Tiled flooring. Understairs cupboard. Door access into the garage. Door into the lounge. Door into the kitchen. Staircase to the first floor.

Lounge

13' 1" x 9' 10" (3.98m x 2.99m)

Double glazed bay window to the front aspect, wooden flooring and two radiators. Opening to the dining room.

Dining Room

10' 2" x 8' 10" (3.10m x 2.69m)

Sliding door into the conservatory. Door into the kitchen. Wooden flooring. Radiator.

Conservatory

6' 8" x 9' 8" (2.03m x 2.94m)

Double glazed. Access to the rear garden.

Kitchen

10' 1" x 11' 7" (3.07m x 3.53m)

Double glazed window to the rear aspect. Door into the utility room. A modern fitted kitchen appointed with a range of matching wall and base units with work tops over and a Belfast sink and mixer tap. Tiled floor. Inset electric cooker, integrated dishwasher, gas hob with hood over, breakfast bar with storage and under plinth heater with remote control.

Utility Room

6' 7" x 4' 11" (2.01m x 1.50m)

Pvc door into the rear garden. Partial tiled to walls. Comprising of wall and base units with work tops over and an inset stainless steel sink unit with mixer tap. Tiled floor. Radiator. Door into the cloakroom.

Cloakroom

A suite consists of a toilet, chrome towel rail, vanity wash hand basin. Partial tiled to walls.

First Floor Landing

Doors off to the bedrooms and the family bathroom. Access to the loft. Radiator.



Bedroom One

13' 3" x 10' 2" (4.04m x 3.10m)

Double glazed window to the front aspect, radiator, built in wardrobes. Door into the en-suite shower room.

En-suite Shower Room

5' 2" x 6' 7" (1.57m x 2.01m)

Frosted double glazed window to the front aspect. A suite consists of a toilet, vanity wash hand basin, corner shower cubicle.

Bedroom Two

7' 10" x 12' 10" (2.39m x 3.91m)

Double glazed window to the rear aspect, radiator and built in wardrobes.

Bedroom Three

8' 0" x 10' 1" (2.44m x 3.07m)

Double glazed window to the rear aspect, laminated flooring, radiator. Built in wardrobes.

Bedroom Four

8' 0" x 8' 6" (2.44m x 2.59m)

Double glazed window to the front aspect, radiator.



Family Bathroom

6' 4" x 6' 5" (1.93m x 1.95m)

Frosted double glazed window to the side aspect. Tiled flooring. Partial tiled to walls. Chrome towel rail. A suite consists of toilet, vanity wash hand basin and a bath with shower over and a glass screen.

Garden

To the front there is an area laid to lawn with a side driveway for two vehicles and access to the garage. To the rear there is a full width patio area. To the left hand side there are steps up to raised patio area. Area laid to lawn with mature shrubs.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - E

Energy Performance Certificate

Current - 72 - C Potential - 83 - B Total Floor Area 103 square metres Certificate Number - 1600-3747-0722-7306-3443 Valid until 13th May 2034 Full EPC can be located on www.epcregister.com



Viewing by appointment with the selling agents.

Please contact us to arrange a viewing of the home.

Disclaimer

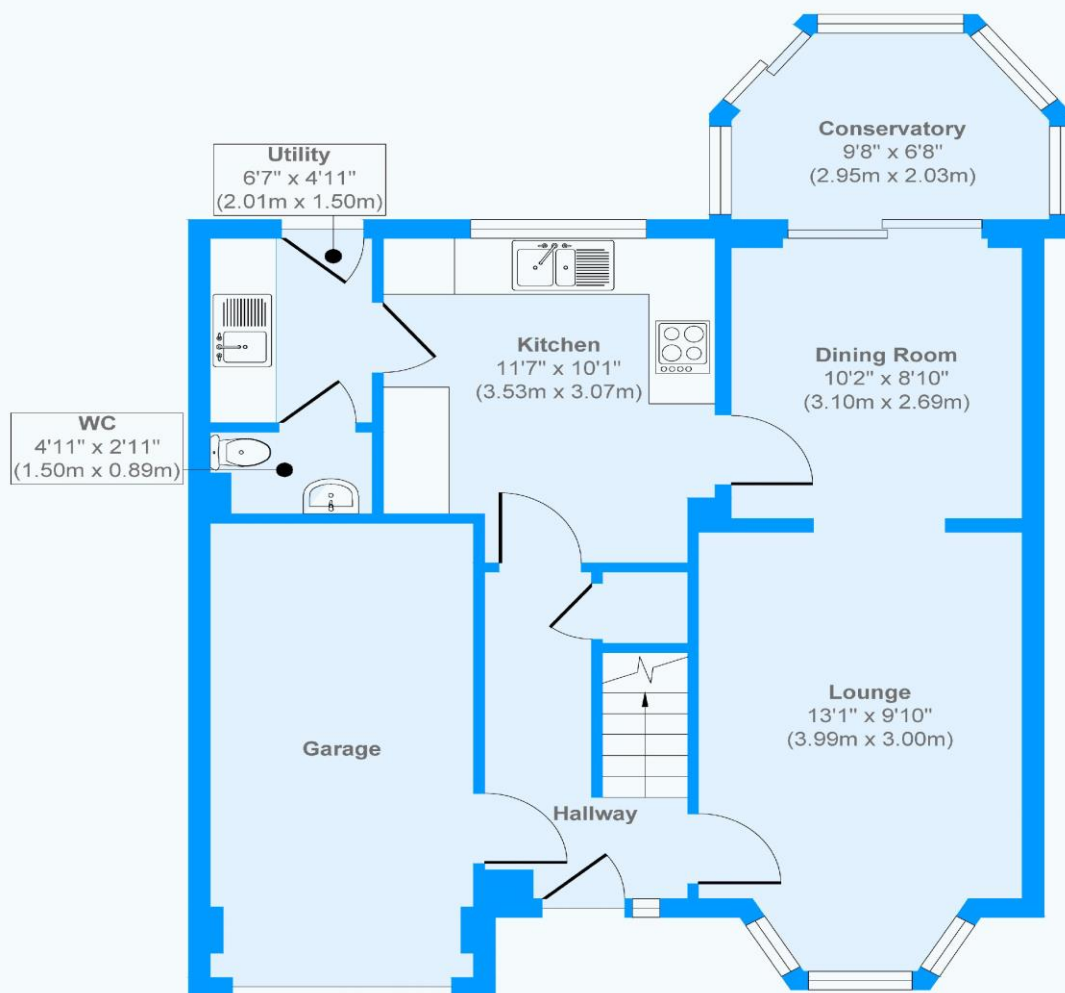
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey



Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



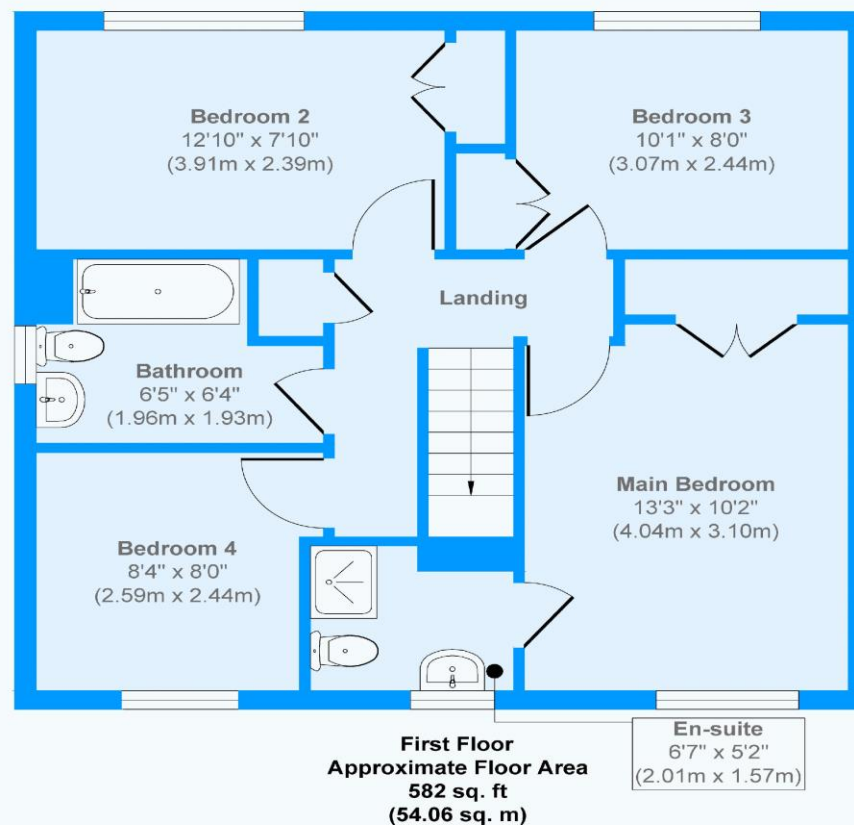
Hunters Ridge, Tonna, Neath, SA11 3FE



Ground Floor
Approximate Floor Area
680 sq. ft
(63.17 sq. m)

Approx. Gross Internal Floor Area 1262 sq. ft / 117.23 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