



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

Offers in the Region Of £319,950

*****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-bedroom detached family residence located in the sought after village location of Tonna.

Proximity to the local schools, good road access into Neath and towards to A465 to the adjoining locations. We strongly recommend internal viewing of this home.

The accommodation consists to the ground floor of an entrance hall, cloakroom, sitting room, lounge through to the modern fitted kitchen and a utility room. To the first floor there are four bedrooms, main bedroom with an ensuite shower room, well appointed shower room. To the front there is front lawn and to the left hand side there is ample parking on the driveway leading to the garage. To the rear of the home there is a full width patio, private seating area in two areas. Steps up the an area laid to lawn.

Entrance

via front door into the hall.

Hall

Laminated flooring, radiator, textured ceiling with coving. Under stairs cupboard. Staircase to the first floor.

Cloakroom

Frosted double glazed window to the front aspect, textured ceiling with coving, vinyl flooring. A suite consists of a sink unit with tiled splashbacks, toilet. Radiator.

Sitting Room

8' 8" x 11' 2" (2.64m x 3.40m)

Double glazed window to the front aspect, radiator, textured ceiling with coving.

Lounge

16' 0" x 11' 8" (4.87m x 3.55m)

Double glazed french doors opening into the rear garden. Plain plastered ceiling, Laminated flooring. Designer radiator. Open to the kitchen.

Kitchen

11' 8" x 11' 8" (3.55m x 3.55m)

Double glazed window to the rear aspect, plain plastered ceiling. A range of fitted wall and base units inset sink unit. Central unit. Point for a dishwasher, cooker point, extractor fan. Designer radiator. Space for a dining room table and chairs. Space for a washing machine.

Utility Room

4' 8" x 6' 10" (1.42m x 2.08m)

Frosted double glazed window to the side aspect. Wall mounted boiler. Radiator. Space for a washing machine. Space for a tumble dryer.

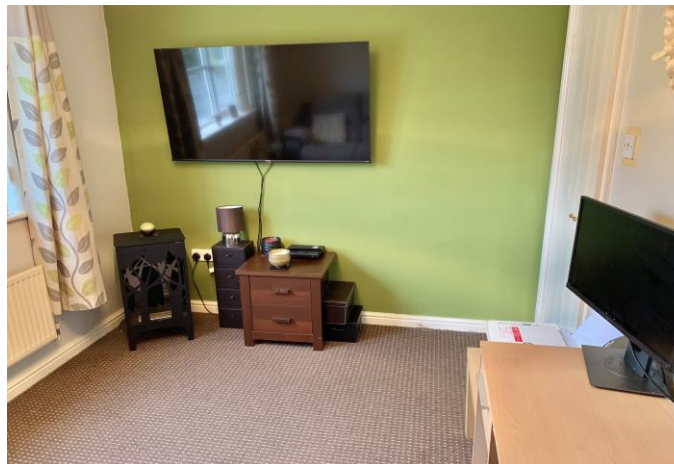
First Floor Landing

Textured ceiling with coving, radiator, storage cupboard.

Bedroom One

12' 0" x 9' 10" (3.65m x 2.99m)

Double glazed window to the rear aspect, textured ceiling with coving, radiator, fitted wardrobe. Door to the ensuite shower room.



Ensuite Shower Room

5' 8" x 4' 10" (1.73m x 1.47m)

Frosted double glazed window to the side aspect, extractor fan. A suite consists of a toilet, sink unit, tiled splash backs, shaver point, shower cubicle.

Bedroom Two

9' 0" x 6' 6" (2.74m x 1.98m)

Double glazed window to the rear aspect, textured ceiling, radiator. Access to the loft.

Bedroom Three

9' 10" x 8' 0" (2.99m x 2.44m)

Double glazed window to the front aspect, radiator, textured ceiling, storage cupboard.

Bedroom Four

9' 0" x 8' 4" (2.74m x 2.54m)

Double glazed window to the front aspect, radiator, fitted cupboard.

Shower Room

5' 6" x 6' 5" (1.68m x 1.95m)

Frosted double glazed window to the rear aspect, plain plastered ceiling. A suite consists of a push

button toilet, vanity unit inset sink, walk in shower cubicle, radiator.

Garden

To the front there is an area laid to lawn with an ample driveway for a number of vehicles leading to the garage. Gate into the rear garden. To the rear there is full width patio area. Garden pergola in two sections. Steps up the enclosed rear garden which is laid to lawn.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - E

Energy Performance Certificate

Current - 73 - C Potential 85 - B Total Floor Area 100 square metres, Certificate number - 7534 - 7422 - 8300 - 0078 - 5226 Valid until 27th February 2034 Full EPC can be located on www.epcregister.com

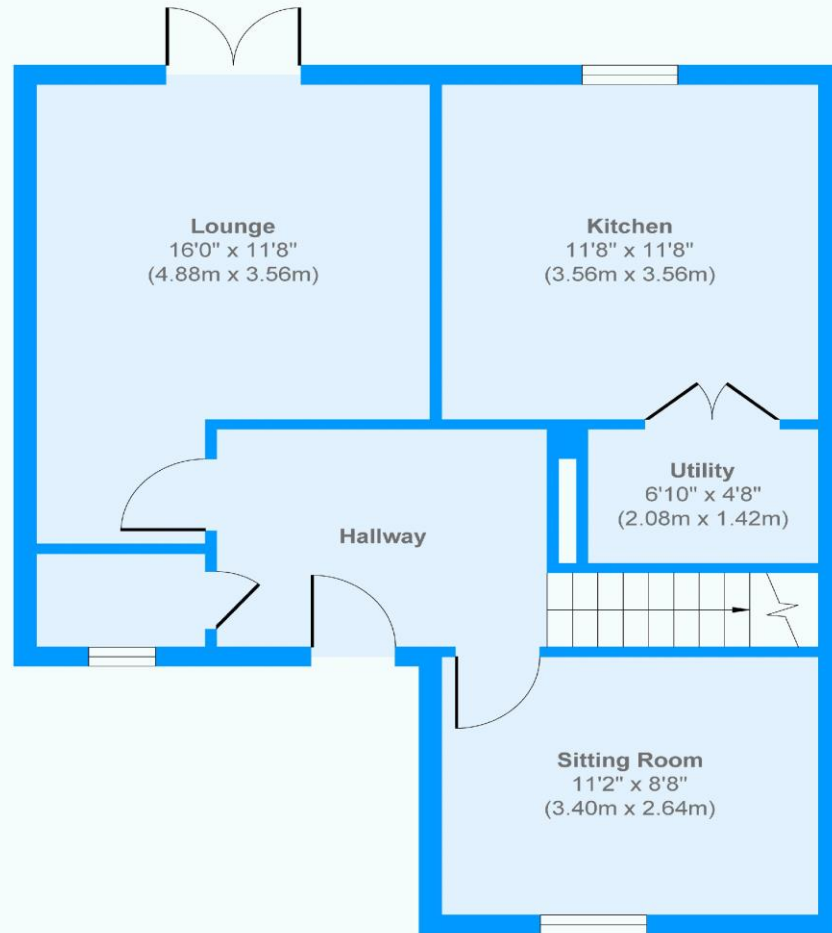
Viewing by appointment with the selling agents.

Please contact ourselves to arrange a viewing of the home.

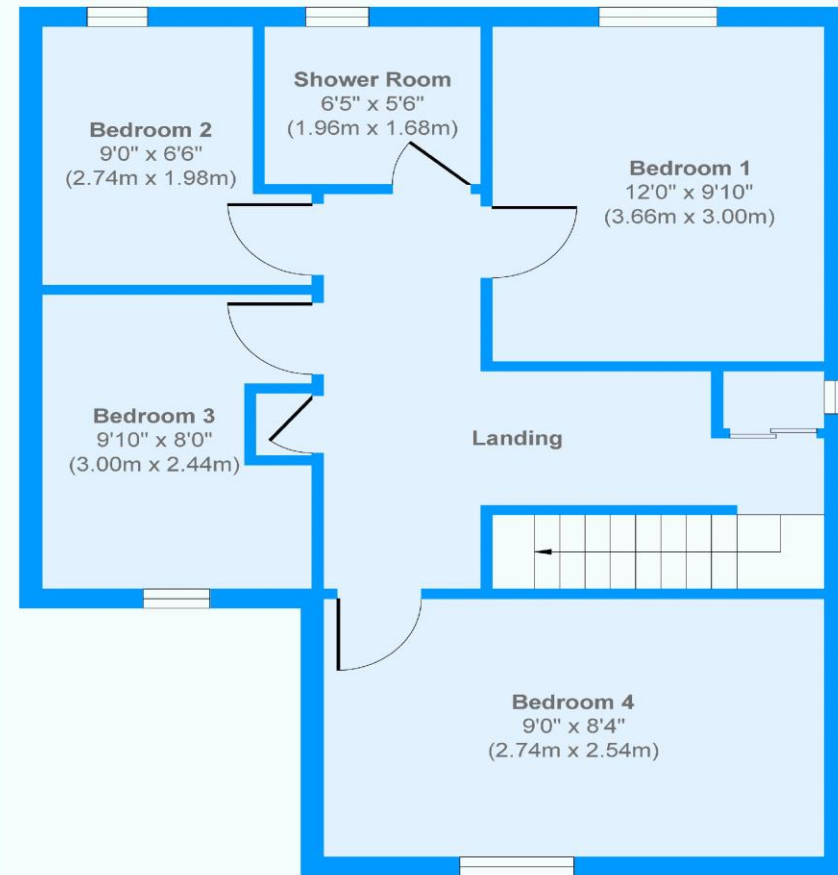




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Ground Floor
Approximate Floor Area
557 sq. ft
(51.74 sq. m)



First Floor
Approximate Floor Area
592 sq. ft
(54.99 sq. m)

Approx. Gross Internal Floor Area 1149 sq. ft / 106.73 sq. m

Produced by Elements Property



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