



Henfaes Road, Tonna,
Neath, Neath Port Talbot, SA11 3DX.

Offers in the Region Of £275,000

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

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

Abbey Residential Agents are proud to offer this fully refurbished traditional bay fronted semi detached family home set on a level location in a sought-after position within Tonna. In our opinion we would strongly recommend internal viewing to appreciate the standard of finish by local tradesmen.

This home has been carefully restored and offers a family to opportunity to live in a pleasant location with good access into Neath and close proximity to Tonna Primary School. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance hall, lounge, dining room, l shape kitchen diner, cloakroom. To the first floor there are three bedrooms and a family bathroom. Externally to the front there is ample parking for a number of vehicles. To the rear there is an enclosed rear garden.

Entrance

via hardwood door into the hall.

Hall

Papered ceiling with coving. Open plan staircase to the first floor. Radiator. Under stairs cupboard with frosted window to the side aspect. Kardean flooring.

Lounge

12' 9" into the bay x 12' 4" (3.88m x 3.76m)

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

Dining Room

12' 10" x 10' 1" (3.91m x 3.07m)

Papered ceiling with coving, radiator. Open to the kitchen.

Kitchen 1

9' 6" x 8' 4" (2.89m x 2.54m)

Plain plastered ceiling. Open to the second part of the kitchen, radiator. Karndeian flooring. A range of fitted wall and base units. Cupboard housing boiler with brick effect splash backs.

Kitchen 2

9' 8" x 16' 7" (2.94m x 5.05m)

Double glazed window to the rear aspect. Double glazed french doors opening into the rear garden. Access to the loft. Frosted door to the side aspect. Kardeian flooring. A range of fitted wall and base units inset one and half stainless steel sink unit. Bosch induction hob, extractor fan, bosch oven. Space for a washing machine. Space for an upright fridge/freezer.

Cloakroom

Frosted double glazed window to the rear aspect. Push button toilet.

First Floor Landing

Frosted window to the side aspect. Papered ceiling with coving. Doors off to the bedrooms and the family bathroom.

Bedroom One

15' 8" x 11' 6" (4.77m x 3.50m)

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



Bedroom Two

9' 11" x 11' 0" (3.02m x 3.35m)

Double glazed window to the rear aspect (tilt and turn), radiator, papered ceiling with coving, radiator.

Bedroom Three

9' 8" x 7' 1" (2.94m x 2.16m)

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

Family Bathroom

6' 10" x 7' 6" (2.08m x 2.28m)

Frosted double glazed window to the rear aspect, plain plastered ceiling, kardean flooring, chrome towel rail. A suite consists of pedestal wash hand basin with tiled splash backs, panelled bath with shower screen, brick effect tiled splash backs.

Garden

To the front there is an ample driveway for a number of vehicles with a raised boarder. To the side of the home access into the enclosed rear garden.

Tenure - Freehold

Please ask your solicitor to check the tenure.



Council Tax - C

Energy Performance Certificate

Our assessor will be undertaking the report.

Viewing by appointment with the selling agents.

Please contact us to arranging 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.

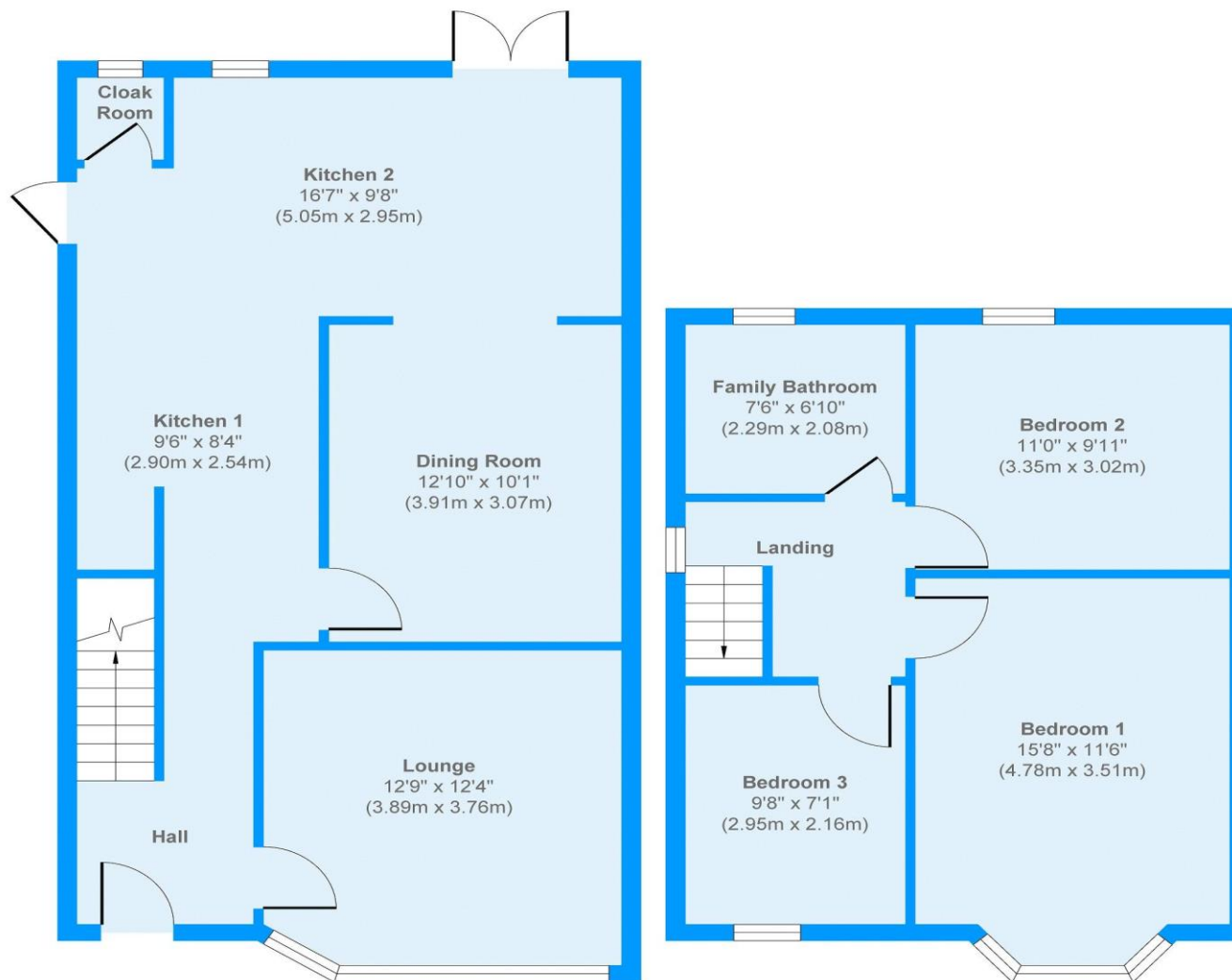


Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential 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.





Henfaes Road, Tonna, SA11 3DX



Ground Floor
Approximate Floor Area
660 sq. ft
(61.31 sq. m)

First Floor
Approximate Floor Area
463 sq. ft
(43.01 sq. m)

Approx. Gross Internal Floor Area 1123 sq. ft / 104.32 sq. m

Produced by Elements Property



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