



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

Offers in the Region Of £149,950

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

If you are interested in this home, please call us verbally. Click the link for the virtual tour to view the home in the comfort of your home.

Abbey Residential Agents are proud to offer this two-bedroom middle link home in a row of three homes in a cul de sac location in the sought after village location of Tonna. We strongly recommend internal viewing to avoid any disappointment. Vacant Possession with No Onward Chain. Close proximity to the local schools and within easy access into Neath Town Centre. The accommodation consists to the ground floor of an entrance hall, lounge, kitchen/diner. To the first floor there are two bedrooms and a family bathroom. Externally there are front and rear gardens. Allocated parking to the left hand side.

Entrance

via front door into the hall.

Hall

radiator, staircase to the first floor. Door into the lounge.

Lounge

16' 5" x 11' 8" (5.00m x 3.55m)

Double glazed window to the front aspect, double radiator, textured ceiling, laminated flooring. Door into the kitchen/diner.

Kitchen/Diner

7' 10" x 11' 9" (2.39m x 3.58m)

Double glazed window and half glazed pvc door to the rear aspect. A range of fitted wall and base units inset stainless steel sink unit, gas hob, oven, extractor fan, tiled splash backs.

First Floor Landing

Textured ceiling with access to the loft. Cupboard. Doors off to the first floor rooms.

Bedroom One

11' 8" x 9' 8" (3.55m x 2.94m)

Double glazed window to the front aspect, textured ceiling, radiator, fitted wardrobe, laminated flooring.

Bedroom Two

10' 6" x 6' 9" (3.20m x 2.06m)

Double glazed window to the rear aspect, radiator, textured ceiling, cupboard with hanging space.

Family Bathroom

7' 10" x 4' 8" (2.39m x 1.42m)

Frosted double glazed window to the rear aspect, textured ceiling, radiator. A suite consists of pedestal wash hand basin, panelled bath, shower over the bath, shower screen, toilet, shaver point, partial tiled to walls.

Garden

To the front there is an area laid to lawn with steps up to the front door. To the rear there is gravel area with steps up to an area laid to lawn backing on the the fields.



Allocated Parking Bay

To the left hand side noted no.13

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - B

Energy Performance Certificate

Current - 73 - B Potential - 89 - B Total Floor Area 54 square metres Certificate Number - 0858 - 7091 - 6213 - 5171 - 1904 Valid until 4th July 2029 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

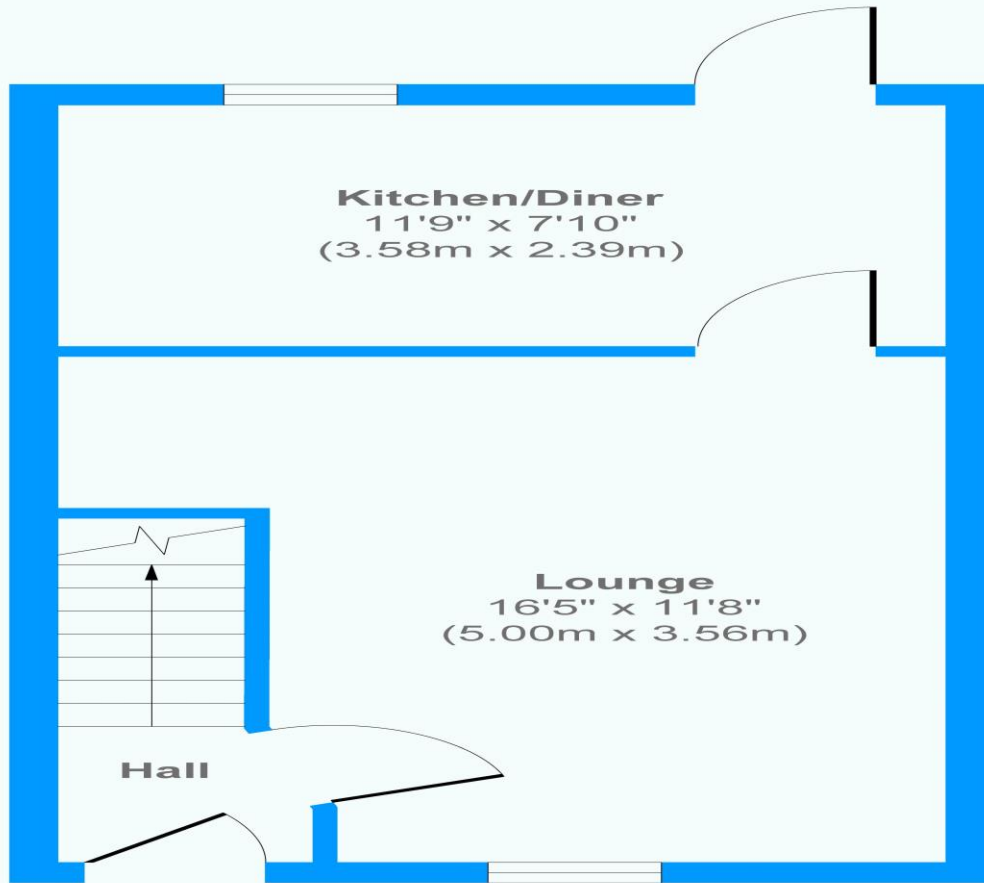
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons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

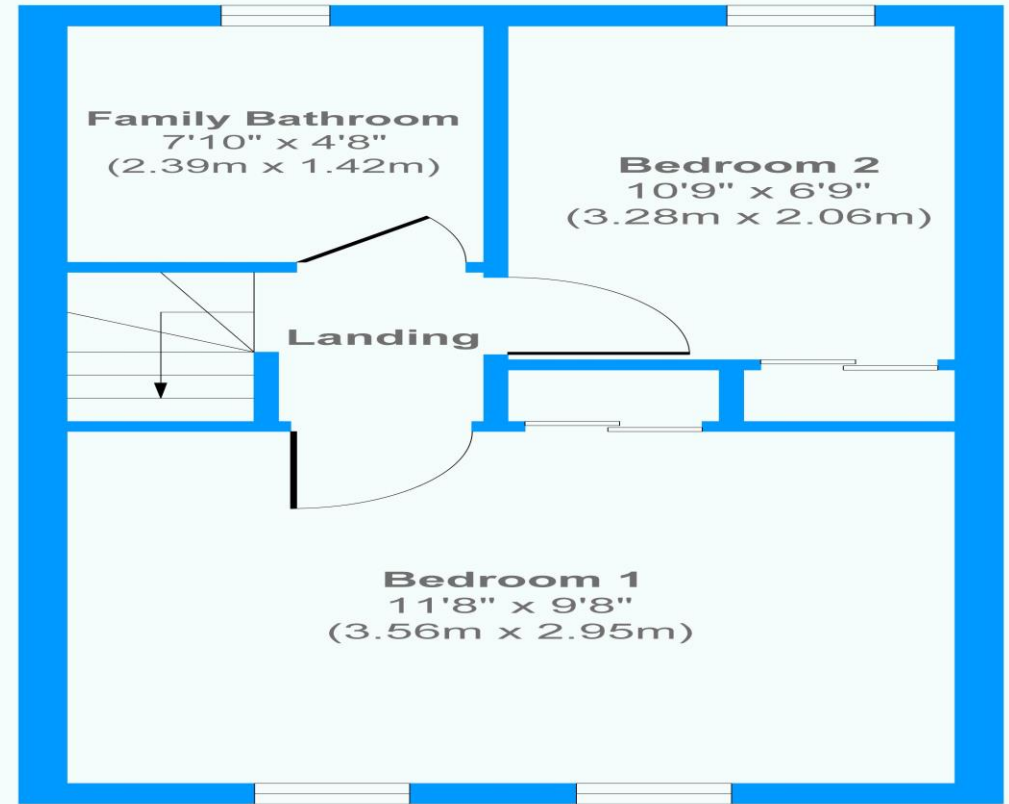




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Ground Floor
Approximate Floor Area
301 sq. ft
(27.96 sq. m)



First Floor
Approximate Floor Area
301 sq. ft
(27.96 sq. m)

Approx. Gross Internal Floor Area 602 sq. ft / 55.92 sq. m
Produced by Elements Property



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