



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

Offers in the Region Of £279,950

*****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 three bedroom stone fronted detached family home in the sought after village of Tonna. In our opinion we strongly recommend internal viewing of this home. Vacant Possession with No Onward Chain. Close proximity to the local shops in the market town of Neath. Walking distance of Tonna Primary School. If you wish to enjoy the countryside across the road is an access road which leads to the Neath Tenant Canal. This family home has the tastefully decorated throughout, a lounge to the front of the home with a bay window giving good light into the home, a dining room which is then overlooking the rear patio area, a farmhouse kitchen which gives a character to the home. As you enter up the main staircase there is a spilt landing which leads to the first floor landing, to the front of the home is the master double bedroom and a single bedroom. Centrally to the home is the main family bathroom which is a four piece suite with the feature of a roll top bath and a walk in shower area, the third bedroom is of a double size which the benefit of an en-suite shower room. To the front of the home there is a front forecourt with an entrance gate with railings to the front and a side gate leading into the enclosed rear garden. First level is a patio area with steps up to an enclosed rear area for entertaining and gate then leading to the parking area and a garage with an up and over door.

Entrance

via feature pvc door into the entrance vestibule.

Vestibule

Engineered oak flooring. Door into the hall.

Hall

Engineered oak flooring, double radiator, door into the lounge, door into the dining room, radiator, door into the kitchen. Stairs to the first floor.

Lounge

13' 4" into the bay x 13' 4" (4.06m x 4.06m)
Double glazed bay window to the front aspect, engineered oak flooring, feature surround, radiator, picture rail, textured ceiling with coving and a central mural.

Dining Room

12' 10" x 10' 10" (3.91m x 3.30m)
Double glazed window to the rear aspect, textured ceiling with coving, radiator, laminated flooring. We have been informed by our client there is an original fireplace in this room. Alcove cupboards.

Kitchen

14' 2" x 10' 0" (4.31m x 3.05m)
Double glazed window to the side aspect and a pvc door giving access into the rear garden. Plain plastered ceiling with coving with inset spotlights. A range of fitted wall and base units inset Belfast sink, space for a washing machine, space for a fridge/freezer, breakfast bar area, space for a fridge, designer radiator, cooker point.

Spilt Landing

Further stairs.

First Floor Landing

Frosted double glazed window to the side aspect, plain plastered ceiling with coving, access to the loft.

Bedroom One

13' 5" x 9' 0" to the wardrobe (4.09m x 2.74m)
Double glazed window to the front aspect, fitted wardrobes, radiator.



Bedroom Two

13' 3" x 6' 9" (4.04m x 2.06m)

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

Family Bathroom

10' 2" x 11' 0" (3.10m x 3.35m)

Frosted double glazed window to the rear aspect, plain plastered ceiling, fully tiled to walls and the floor, feature radiator. A suite consists of a roll top bath, sink unit, walk in shower area, toilet, cupboard housing the boiler.

Bedroom Three

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

Double glazed window to the side aspect, radiator, plain plastered ceiling with coving. Door into the en-suite shower room.

En-suite Shower Room

3' 2" x 10' 2" (0.96m x 3.10m)

Partial tiled to walls, plain plastered ceiling with coving, tiled floor, radiator, A suite consists of a toilet, wash hand basin and a shower cubicle.

Garden

To the front of the home there is an entrance gate which leads to the front door and forecourt area with railings and a side gate leading into rear garden. The rear garden is enclosed which has two levels. First level is a ground floor patio area with steps up to an enclosed area and agate to the rear access with a hardstanding for one vehicle and a garage.

Garage

With up and over door.

Tenure - Freehold

Please ask your solicitor to the check the tenure of the home.

Council Tax - D

Energy Performance Certificate

Our Assessor is undertaking the report.

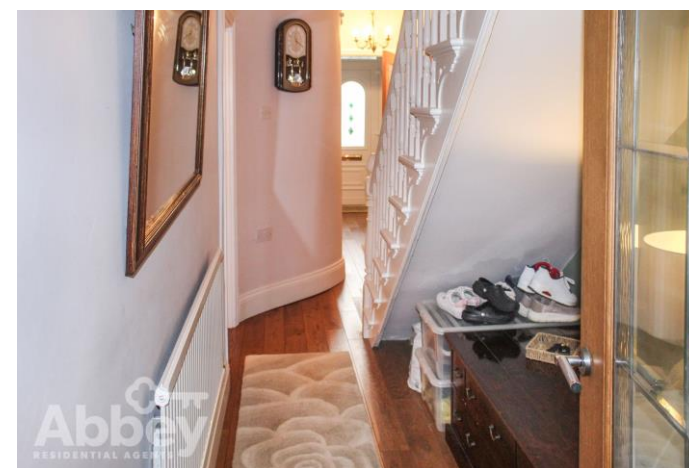
Viewing by appointment with the selling agents.

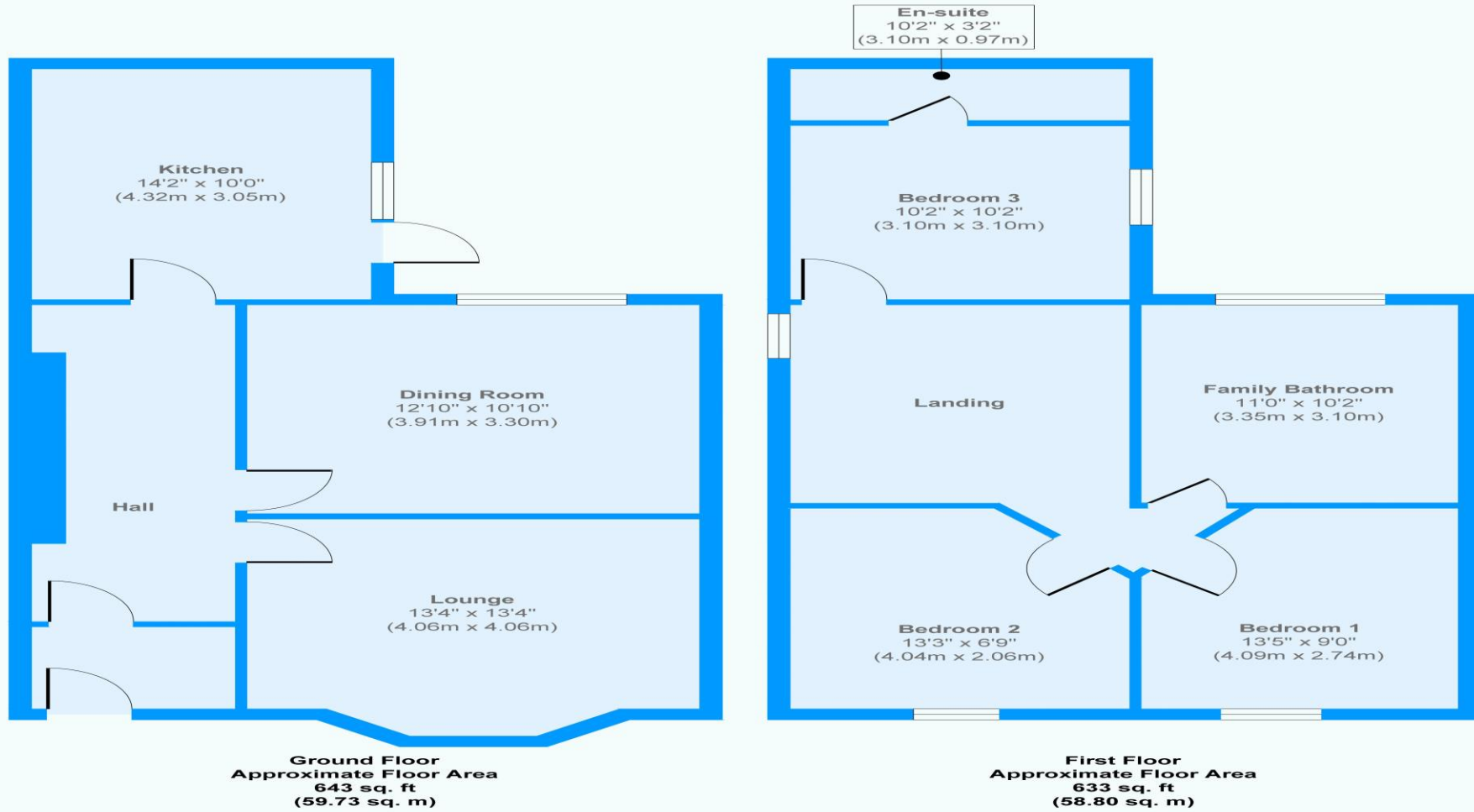
Please contact us to arrange a viewing of the home.

Disclaimer

Please see our estate agent for the disclaimer.







Approx. Gross Internal Floor Area 1276 sq. ft / 118.53 sq. m

Produced by Elements Property