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herbert r thomas

2 St. Annes Drive
Tonna, Neath, Neath Port
Talbot, SA11 3JU

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2 St. Annes Drive

Asking price **£90,000**

An exciting opportunity to purchase a recently refurbished two bedroom first floor maisonette situated within the popular village of Tonna, Neath in close proximity of Gnoll Country Park and convenient commuter access to the A465.

A first floor two bedroom maisonette

Located in the popular village of Tonna, Neath

Conveniently situated nearby to local amenities, Gnoll Country Park and the A465

Being sold with no ongoing chain

Recently undergone a refurbishment in 2023

Access to front yard and outbuilding to side of property

Kitchen with matching original base and wall mounted units with space for up to three appliances

Leasehold property with no maintenance or service charges applicable



To the front of the property, a wooden gate gives access to a concrete pathway that leads to steps up to the front UPVC door. There is artificial lawn laid to the left which is enclosed by a wooden fence to add privacy to the front garden. As well as the front yard, there is also land to the side of the property that houses an outbuilding that can be used for additional storage space.

Upon entering the front door, a porch area is located and features three UPVC windows to the side and rear of the property. Another UPVC door then follows into the entrance hallway that provides access to two bedrooms, reception room, bathroom and kitchen.

The two bedrooms are situated at the front of the property, the main bedroom being a generously sized double room, whilst the second bedroom being a good sized single room. Both bedrooms benefit from having large UPVC windows that allow light to flow into the rooms and a recently fitted matching grey carpet to the floors. The master bedroom also features a storage cupboard that houses the approximately five year old Worcester boiler.

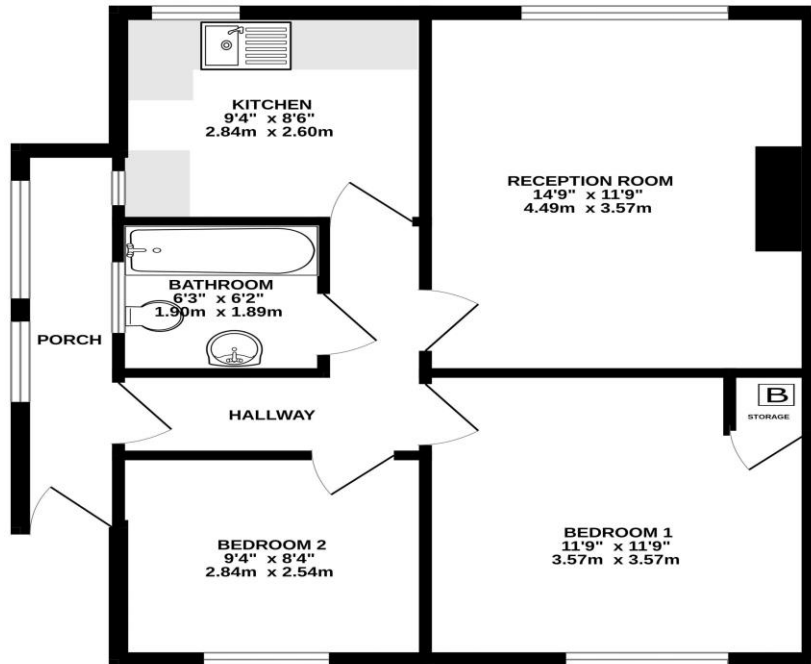
The family bathroom is made up of a matching three piece suite comprising of a panel bath, full pedestal wash hand basin and low level W/C. The bathroom features white half height tiles to the wet areas of the room, a

wood effect vinyl flooring and an obscure glazed UPVC window to the side of the property.

The spacious and bright reception room is located at the rear of the property and features a matching grey carpet as the bedrooms. There is a large UPVC window that overlooks beautiful rural views and a cosy fireplace with a cream marble surround and mantelpiece above. Additionally, to either side of the fireplace there is ample alcove space.

The kitchen is also located at the rear of the property and features original matching base and wall mounted wooden units with a laminate worksurface over and space for up to three appliances. The kitchen benefits from a stainless steel sink and drainer which sits beneath a UPVC window that has views of the nearby idyllic landscape. Included in the purchase of this property, will also be the washing machine and fridge. The kitchen also features a second window that is located to the side of the property and overlooks the porch area and to the floor, a matching wood effect vinyl flooring as the bathroom.

GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





Directions

SATNAV USERS: SA11 3JU

Tenure

Leasehold

Services

All mains services
Council Tax Band A
EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC)																																		
25B, Ames Drive Neath SA11 3JU	Energy rating C	Valid until: 26 July 2023 Certificate number: 0380-2223-2236-2927-6811																																
Property type	Top-floor flat																																	
Total floor area	55 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions																																		
https://www.gov.uk/guidance/domestic-credit-rated-property-minimum-energy-efficiency-standard-landlord-guidance																																		
Energy rating and score																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency.		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-34</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			35-54	E			21-34	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.