



hrt

herbert r thomas

21 St. Annes
Terrace

Tonna, Neath, Neath Port
Talbot, SA11 3JB

hrt.uk.com

21 St. Annes Terrace

Offers in the Region of **£120,000**

A lovingly maintained two bedroom mid terrace property, situated in the sought after village of Tonna and available to purchase with no ongoing chain.

Ideal investment purchase

Being sold with no ongoing chain

Two bedroom mid terrace property

Two reception rooms plus kitchen to ground floor

Two good sized bedroom plus family bathroom to first floor

Located within the sought after village of Tonna

Within walking distance to local amenities

Convenient commuter access to the A465

Large enclosed rear garden with potential to extend

Viewing highly recommended





Offered to the market for the first time in over sixty years, this lovingly maintained mid terrace property is now available to purchase with no ongoing chain. Situated in the sought after village of Tonna, the property would make an ideal purchase for a first time buyer or investor.

The property features UPVC double glazing throughout and central heating, making it an ideal option to reside at the property whilst modernising and/or reconstruction takes place.

To the ground floor, the hallway retains an ornate crown molding arch and traditional storm door, with fitted carpet throughout that continues up the stairs to the first floor accommodation. A doorway off the hallway leads into the living room with fitted carpet, an original gas fireplace with back boiler, window to the rear, access to a useful understairs storage cupboard and obscure glazed sliding doors giving access to the front reception room/dining room. The front reception room has a continuation of fitted carpet flooring, with a window to the front offering light and views of the green. A doorway off the living room to the rear leads into the kitchen extension.

The kitchen has been fitted with a matching range of wooden base and wall mounted units, with a stainless steel sink unit positioned below a window to the side. The kitchen has space for fridge/freezer, plumbing for washing machine, a free standing cooker and benefits from a door to the side providing access out into the garden.

To the first floor the landing gives access to both bedrooms and the family bathroom. Bedroom one is a large double bedroom, with fitted wardrobe storage, fitted carpet flooring and a window to the front providing light and views over the green. Bedroom two is a generous sized single bedroom with fitted carpet flooring and a window to the front providing light and the same views as bedroom one.

The large family bathroom has been fitted with a three piece suite comprising; panel bath with electric over shower bath fitted, low level WC and pedestal wash hand basin. There is fitted vinyl flooring, an obscure glazed window to the rear and an airing storage cupboard with sliding panel doors.

Outside to the front of the property is a well maintained courtyard garden area, with steps and a paved pathway leading to the front door. The courtyard is enclosed by a stone built wall, with a half height wrought iron gate for access. To the rear, the enclosed garden offers a generous concrete patio area, with access to a useful outside toilet, convenient gate access to a neighbouring road and store shed. Small steps beyond the outbuilding lead up to the impressive long level garden, in need of some landscaping and offers a pathway to the end with some mature plants and shrubs at the borders.





Directions

SATNAV USERS: SA11 3JB

Tenure

Freehold

Services

All mains services
Council Tax Band A
EPC Rating N/A

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

**AWAITING
EPC**

hrt Est. 1926



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.

