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9b Heol Caredig  
Tonna, Neath, Neath Port  
Talbot, SA11 3LQ

## 9b Heol Caredig

Offers in the Region of **£135,000**

A three bedroom semi detached property situated in the village of Tonna nearby to local amenities, having convenient commuter access to the A465 and being sold with no ongoing chain.

Three bedroom semi detached property

Situated nearby to local amenities such as shops and schools

Convenient access to the A465 and M4 Motorway

Two good sized reception rooms

Family bathroom to the first floor

Enclosed tiered garden with outhouse

Ideal purchase for a first time buyer or growing family

Offering an abundance of potential

Being sold with no ongoing chain

Viewings highly recommended





To the front of the property, a half height wall encloses the front garden which is made up mostly of lawn with a concrete pathway leading to the front UPVC door.

Upon entering the property, the entrance hallway provides access to the two reception rooms and stairway leading to the first floor accommodation. The spacious hallway benefits from a wood effect laminate flooring with space beneath the staircase. The lounge is located at the rear of the property and benefits from carpeted flooring and a modern electric fireplace to the chimney breast. There is alcove space either side with shelving to one side of the fireplace. The lounge also features a large UPVC window overlooking the rear garden.

The front reception room benefits from carpet laid to floor and a UPVC window which allows light to flow into the room. The front reception room also features a fireplace with marble

surround and hearth with a wooden mantelpiece with alcove space either side of the chimney breast. The reception room provides access to the kitchen via an opening.

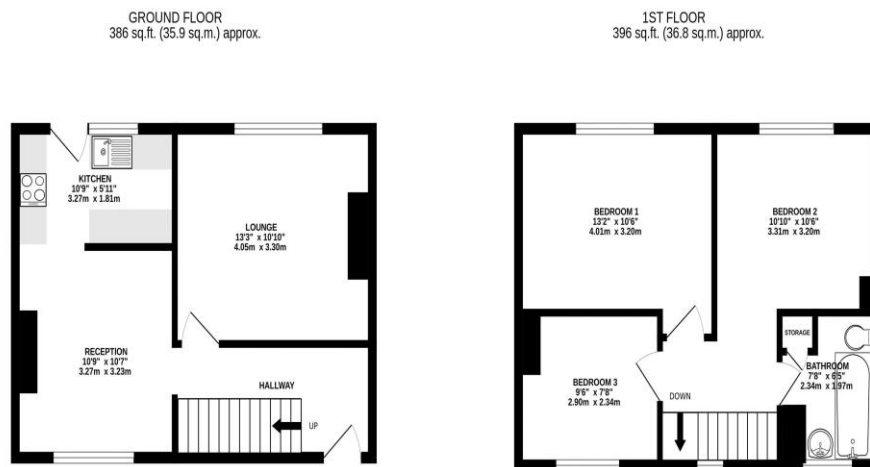
The kitchen features a range of matching wood effect base and wall mounted units with a black laminate worksurface over and space for up to two appliances underneath. There is an integrated oven and electric conduction hob with wine rack storage either side. The kitchen also features a wood effect laminate flooring and a UPVC window overlooking the rear garden with a stainless steel sink and drainer below. The kitchen provides access to the rear garden via a partially glazed UPVC door.

To the first floor, the carpeted landing gives access to three bedrooms and the family bathroom. All three bedrooms feature carpet laid to the floor and are large enough to be able to fit

double beds. Bedrooms one and two have UPVC windows overlooking the rear garden whilst bedroom three has a window overlooking the front of the property.

The family bathroom features a matching three piece suite comprising of a panel bath, wash hand basin above vanity unit and a low level W/C. The bathroom also benefits from an airing cupboard which houses the gas combination boiler. There is an obscure glazed window to the front and grey tiles are laid to the floor and at half height to the wet areas. The bathroom also features a stainless steel heated towel rail.

To the rear of the property is an enclosed tiered garden. The first tier is laid to concrete and provides access to an outhouse and a full height iron gate which leads out to the front of the property. The second and third tiers are laid to lawn with the third tier housing a timber frame shed for additional storage. The garden also benefits from an external tap and washing line.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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.  
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## Directions

SATNAV USERS: SA11 3LQ

## Tenure

Freehold

## Services

All mains services

Council Tax Band B

EPC Rating E

Viewing strictly by appointment through  
Herbert R Thomas

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Energy performance certificate (EPC)			
33 Alfred Street NEATH SA11 3LQ	Energy rating <b>E</b>	Valid until: 11 June 2024	Certificate number: 8154-6026-4160-0972-8992
Property type	Semi-detached house		
Total floor area	79 square metres		
<b>Rules on letting this property</b>			
Properties can be let if they have an energy rating from A to E.			
<a href="https://www.gov.uk/guidance/domestic-credit-rated-property-minimum-energy-efficiency-standards-guidance">You can read guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-credit-rated-property-minimum-energy-efficiency-standards-guidance">https://www.gov.uk/guidance/domestic-credit-rated-property-minimum-energy-efficiency-standards-guidance</a>			
<b>Energy rating and score</b>			
This property's energy rating is E. It has the potential to be B.		The graph shows this property's current and potential energy rating.	
<a href="#">See how to improve this property's energy efficiency.</a>		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.	
For properties in England and Wales: the average energy rating is D the average energy score is 60			

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.

