



At any time

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11 New Street
Tonna
Neath
SA11 3JJ

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O.I.R.O £220,000

New to the market is this three bedroom detached bungalow offering an abundance of potential and located in the village of Tonna with convenient commuter access to the A465.

A three bedroom detached bungalow

Situated in the village of Tonna nearby to local amenities

Convenient commuter access to the A465

Being sold with no ongoing chain

Two reception rooms, one to the front and one to the rear of the property

Spacious kitchen with matching wooden units

Family bathroom with four piece suite

Large garden with detached garage to the rear with power

Offering an abundance of potential

Viewings highly recommended





To the front of the property, a half height iron gate encloses the property and concrete steps lead up to the front UPVC door. Upon entering the property, a carpeted entrance hallway provides access to one reception room and three bedrooms.

The front reception room benefits from a box bay window which allows light to flow through the room. There is a stone feature wall with a raised fireplace and brass effect hood above.

The reception room then flows into the remainder of the room which features a UPVC window to the side of the property and carpet laid to the floor. The reception room provides access to the kitchen via a folding wooden door.

The kitchen comprises of a matching range of matching wooden base and wall mounted units with space for up to two appliances underneath and a laminate worksurface over.

The kitchen also features UPVC windows on either side of the kitchen, an integrated oven, cream tile flooring and patterned tiles to the splash back area. The kitchen provides access to the lean-to and family bathroom. The family bathroom features a four piece suite comprising of panel bath, shower cubicle, full pedestal wash hand basin and low level W/C. There is tile effect vinyl flooring and tiles to the walls.

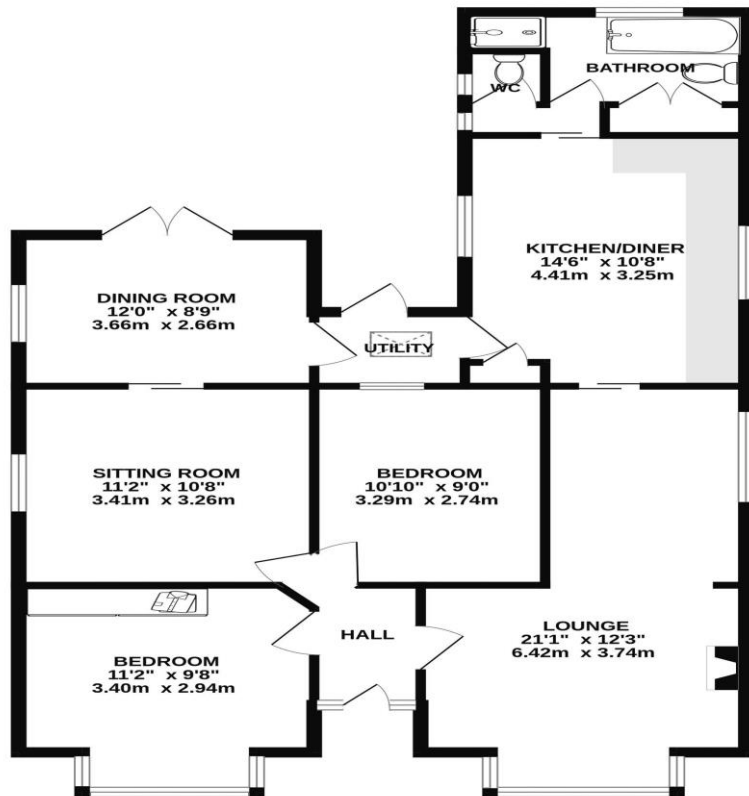
The bathroom also benefits from a large obscure glazed window.

Following on from the family bathroom there is a separate W/C featuring a blue low level W/C, matching vinyl flooring as the bathroom, tiles to the walls and an obscure glazed window to the side of the property.

From the kitchen, access is provided to the lean-to which features space for a free standing fridge/freezer and has wooden base units with a laminate worksurface over. From the lean-to access is provided to the second reception room and the rear garden. The second reception room is located at the rear of the property and benefits from carpet laid to the floor, a large UPVC window to the side of the room and double French patio doors that lead out to the rear garden. The master bedroom is located at the front of the property and features a box bay window, carpet laid to the floor and built in mirrored wardrobes. All three bedrooms are good sized double rooms with bedrooms two and three featuring a matching red carpet laid to the floor. Bedroom two benefits from a window looking out to the lean-to and bedroom three has a window overlooking the side of the property and a door that leads into the second reception room.

To the rear of the property, a spacious garden area is made up of patio and lawned areas. There is a pathway that leads to a second patio area in front of the detached garage which flows through to the rear gate. The garage features an adjoining workshop area, power supply and a vehicle inspection pit. Within the garden there is also a timber frame shed and pathways to either side of the property that lead to two full height iron gates that follow out to the front garden/driveway area.

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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 3JJ

Tenure

Freehold

Services

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

Viewing strictly by
appointment through
Herbert R Thomas

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EPC**

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