



hrt

herbert r thomas

2 Pelenna Close

Tonmawr

Port Talbot

SA12 9UX

hrt.uk.com

2 Pelenna Close

Asking price **£299,950**

A beautifully presented four double bedroom detached family home set in the semi-rural village of Tonmawr. With excellent public transport links, this property would be suited for a growing family.

Beautifully Presented
Modern Family Home
Lounge, Sun Room & Study
Ground Floor
Cloakroom/W.C.
Kitchen/Dining Room
4 Bedrooms, Ensuite &
Family Bathroom
Low Maintenance Rear
Garden
Panoramic Views to Rear
Off-road Parking to Front





Enter via composite door to entrance hall, staircase to 1st floor, ground floor W.C., under stairs storage, doors to two reception rooms and kitchen diner. LBT click flooring .

Lounge (4.40 x 4.05) gas fire set into wall, radiator, fitted carpet, archway leading to:

Sunroom (3.78 x 2.15) double glazed box bay window and doors to rear, looking over an enclosed garden with far-reaching

views, radiator, fitted carpet. Study (3.35 x 2.60) double glazed window to front, radiator, LBT click flooring.

Ground floor W.C. (1.76 x 1.15) double glazed window to side, comprising a two-piece suite W.C. housed in vanity unit, wash hand basin mounted on vanity unit, radiator, LBT click flooring.

Kitchen/ diner measured to the maximum points.(9.82 x 3.20) double glazed doors to rear, two radiators, fitted with a matching range of base and eyelevel units with tiled splashback and marble effect laminate worktop over, integrated composite sink with mixer tap, space for gas range master oven, island with cupboards and storage below, space for wine fridge, and fully tiled flooring.

First floor landing providing access to loft storage cupboard, four bedrooms and family bathroom. Window to front, radiator, fitted carpet.

Bedroom one positioned at the rear of the property(4.42 x 4.11) double glazed window, radiator, fitted carpet, door to: Ensuite shower room (2.56 x 1.18) with double glazed window to side, comprising a three-piece suite close couple W.C. pedestal wash hand basin, shower cubicle with mixer shower, chrome heated towel rail, tiled splashback and vinyl flooring. Bedroom two (4.09 x 2.87) double glazed window to front, radiator and fitted carpet. Bedroom 3 (3.22 x 3.20) double glazed doors onto a Juliet balcony, radiator, and fitted carpet. Bedroom four (3.35 x 2.62) double glazed window to front, radiator, fitted carpet. Family bathroom comprising a three-piece suite, W.C. and wash hand basin housed in a vanity unit, panelled bath with tiled splashback, heated towel rail, UPVC double glazed window to side, and vinyl flooring.

Externally the property has a low maintenance garden to rear, laid to paving slabs and artificial lawn, enjoying far reaching panoramic views over the surrounding hills. The front area provides ample off road parking and a small lawned area.





Directions

Take the Cimla Road out of Neath, travelling through Cimla towards Pontrhydyfen, take the left hand turn before The Colliers Arms onto Tonmawr Road, continue along onto St John Terrace taking the next left into Pelenna Close.

Tenure

Freehold

Services

All Mains Services
Council Tax Band E
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

2 PELENNA CLOSE TONMAWR SA11 9LX	Energy rating C	Valid until: 2 November 2030 Certificate number: 4860-7320-4009-1887-2202
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Property type
Detached house

Total floor area
160 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the properties and exemptions](#) (www.gov.uk/government/uploads/system/uploads/attachment_data/file/261242/standard-licence-guidance).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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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.

