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herbert r thomas

32 St. Annes Drive

Tonna,
Neath,
Neath Port Talbot
SA11 3JU

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32 St. Annes Drive

Asking price **£182,500**

A deceptively spacious and beautifully presented two double bedroom semi detached bungalow, situated within the sought after village of Tonna and offering far ranging rural views to the front.

A two bedroom, two reception room semi detached bungalow.

Positioned on an elevation providing far ranging rural views

Situated within the sought after village of Tonna

Offering convenient commuter access to the A465 and Neath town centre

Lounge and open plan kitchen/dining area

Two double bedrooms

Beautiful landscape front and rear gardens

Single garage

Viewing is highly recommended





This lovingly maintained semi-detached bungalow is located within the sought after village of Tonna and is situated within a quiet residential cul-de-sac offering elevated far ranging rural views.

The property is accessed from the roadside via solid concrete steps running alongside the landscaped tiered garden, laid mainly to stone chippings and mature plants and shrubs. At the head of the steps, a concrete pathway continues to the front and side of the property. To the front, the property can be entered via a UPVC door into an entrance hallway, suitable mainly as a cloaks storage area. A doorway off the hallway leads into the front lounge.

The lounge is a bright and spacious room, with a large window to the front enjoying far ranging views. The room features half height panelling to one wall, a built in media unit, laminate wood flooring and benefits from a focal feature cast iron electric fireplace with alcove bookcase shelving. A second doorway off the lounge leads into a central rear hallway, providing access to all remaining living and bedroom accommodation.

Remaining at the front of the property, a doorway off the inner hallway leads into the main Master bedroom. The room features built in wardrobe storage to two walls, laminate wood

flooring and the window to the front provides the same far ranging outlook as the lounge. To the rear of the inner hallway, a doorway leads off into the open plan kitchen/dining area. Originally thought to be a third bedroom, the current vendors utilise the room at the rear to house their dining table and chairs. The back reception room features laminate wood flooring, a window to the rear enjoying views of the garden and an archway to one side provides access into the kitchen.

The kitchen has been fitted with a range of bespoke hand made wooden base and wall mounted units to compliment a fitted Welsh dresser. It features a ceramic Belfast sink unit positioned below a side window, offers space for free standing cooker and washing machine, features wooden splashback panelling and benefits from tiled flooring. A doorway to the side of the window provides access back outside onto the concrete pathway and the wall mounted units have been carefully fitted around a modern gas combination boiler.

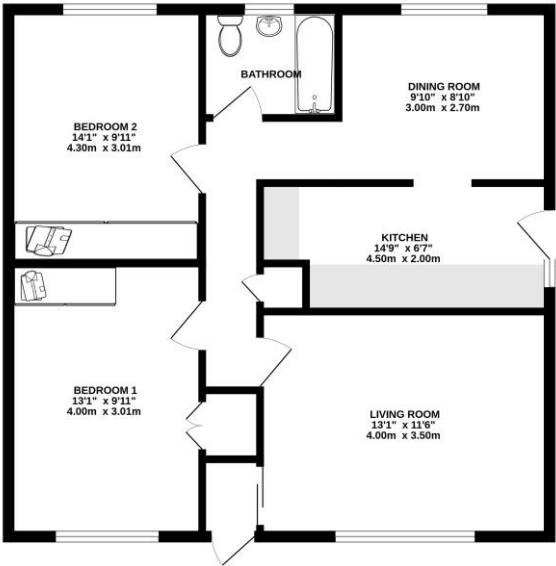
Across the inner hallway, the second double bedroom is also located to the rear of the property. The room benefits from laminate wood flooring, a full floor to ceiling shelving unit to one wall and has a window to the rear. Both the bedrooms within the property share the use of the family bathroom. It is located to the rear of the property and has been fitted with a white three

piece suite comprising; panel bath with an electric over bath shower fixture, pedestal wash hand basin with cupboard storage below and a low level WC. The bathroom benefits from a wall mounted heated towel rail, an obscure glazed window to the rear and full height tiling to all the walls.

Outside the side concrete pathway provides access to a quaint elevated decked area, with wooden balustrade enclosing the area which leads towards the front garden. The decked area has been laid to artificial grass and provides a seating space to enjoy those rural views. Continuing along the side of the property is a large timber workshop/storage shed, with the pathway continuing around to the rear. The rear garden is split into two tiers. The ground level remains laid to concrete and provides a wide enough space to house garden furniture, with steps to one side leading up to the second tier. The second tier offers a beautiful level garden space laid to mainly grass, with an ornate rockery to the far corner and a sheltered wooden pergola offers a secluded place to sit and relax. The retaining wall supporting the second tier has been fully rendered and benefits from a half height picket fence above, enclosing the level garden area.

The property further benefits from a garage, accessed off St Anne's Drive via a shared driveway. The garage is within a row of four other garages and can be identified as the first garage on the left hand side with a traditional up and over white garage door.

GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of these, individual rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The various systems and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
None and Storage 12/02/25





Directions

Sat Nav: SA11 3JU

Tenure

Freehold

Services

Water (Metred) - Electric - Gas - Drainage

Council Tax Band C

EPC Rating D

Viewing strictly by
appointment through
Herbert R Thomas

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|---------------------------|--|---------------|---------|-----------|-----|---|--|-----|-------|---|--|-------|-------|---|--|-------|-------|---|-------|-------|-------|---|--|-------|-------|---|--|-------|------|---|--|------|--|
| 32 St. James Drive Neath SA11 3JU | Energy rating D | Valid until 28 January 2028 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | Certificate number 4600-3046-0322-4423-3983 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type Semi-detached bungalow | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area 68 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-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is D. It has the potential to be B. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency . | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td>92+</td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td>81-91</td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>69-80</td> </tr> <tr> <td>55-68</td> <td>D</td> <td>55-68</td> <td>55-68</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td>39-54</td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td>21-38</td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td>1-20</td> </tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 92+ | A | | 92+ | 81-91 | B | | 81-91 | 69-80 | C | | 69-80 | 55-68 | D | 55-68 | 55-68 | 39-54 | E | | 39-54 | 21-38 | F | | 21-38 | 1-20 | G | | 1-20 | <p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 50</p> |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 92+ | A | | 92+ | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 81-91 | B | | 81-91 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 69-80 | C | | 69-80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 55-68 | D | 55-68 | 55-68 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 39-54 | E | | 39-54 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21-38 | F | | 21-38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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<https://find-energy-certificate.service.gov.uk/energy-certificates/4600-3046-0322-4423-3983/printview>

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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.

