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14 Whittington
Street

Tonna

Neath

SA11 3JG

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Asking price **£160,000**

A charming two bedroom detached bungalow, positioned at the head of a quiet cul-de-sac within the popular village of Tonna, offering enviable views to front and an expansive rear garden.

A unique property positioned on 0.3 acres

Available to purchase with vacant possession

Located within the popular village of Tonna

Within walking distance to local amenities

Offering convenient commuter access to the A465 and M4

Two reception rooms

Two well proportioned bedrooms

Extensive grounds to the rear with direct access from a neighbouring road

Driveway off road parking for one car

Enviably views to the front





A rare opportunity to purchase this charming detached two bedroom bungalow, uniquely positioned at the head of a quiet cul-de-sac on a generous 0.3 acre plot

The property is entered via a UPVC and glazed panel door into an entrance hallway, with UPVC window to the side, wood effect vinyl floor laid and doorways giving access to a useful utility room, separate cloakroom and the kitchen.

The utility room offers space with plumbing for a washing machine along with a tube vent to house a tumble dryer. The room has wood effect vinyl flooring and one wall to the rear has been fitted with Perspex cladding.

The cloakroom has been fitted with a low level WC and wall mounted wash hand basin. All three walls are fitted with Perspex cladding and there is a continuation of the wood effect vinyl flooring.

The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a black marble effect laminated worksurface over. It offers space for a free standing cooker and Fridge, a stainless steel sink unit, contemporary splash back tiling and houses the modern fitted gas combination boiler. The room has a large UPVC double glazed window to the rear and a continuation of the wood effect vinyl flooring.

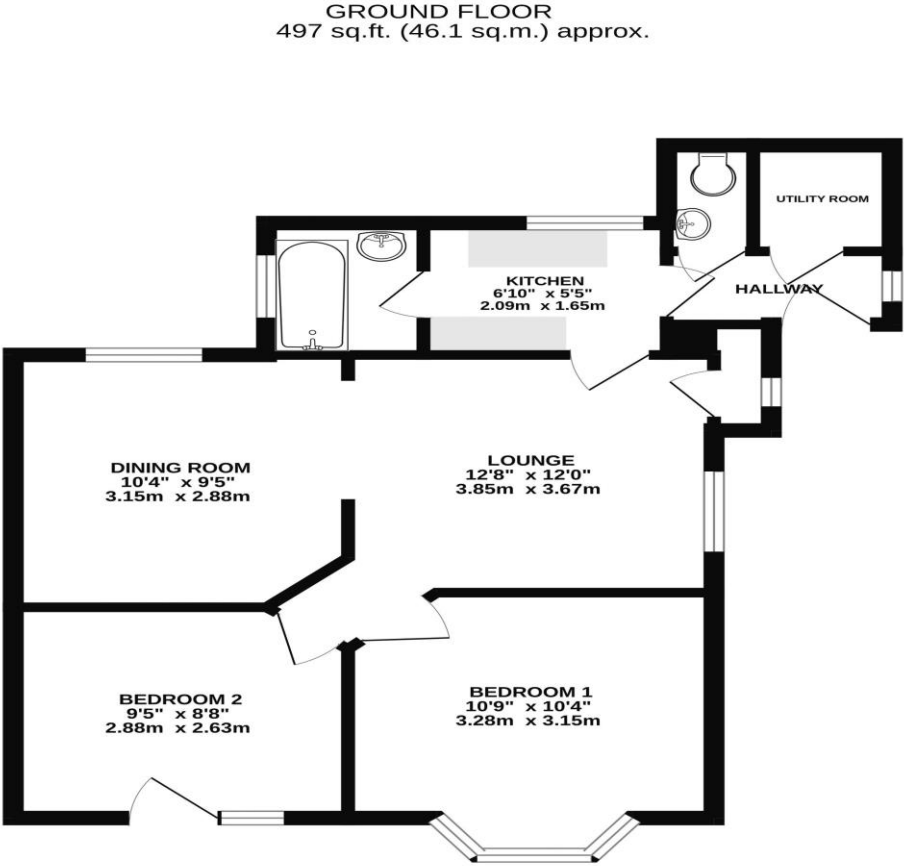
A doorway at the rear of the room provides access into the bathroom. The bathroom has been fitted with a panel bath with over bath Gas mains shower and a pedestal wash hand basin. The room has full tiling to all walls and offers a UPVC obscure glazed window to the side.

A second doorway leading off from the kitchen gives access through into the open plan lounge/diner. The bright and spacious living areas have a continuation of the wood effect vinyl flooring and provide UPVC windows to both the side and rear. Two doorways lead off the main lounge and give access to two double bedrooms.

Bedroom one is a good sized double bedroom with a UPVC bay window to the front and wood effect vinyl flooring. Bedroom two is a comfortable sized double bedroom with wood effect vinyl flooring, a window to the front and a UPVC pedestrian door allowing for direct access to the front garden.

Externally, the property is approached via a driveway area providing off road parking for one vehicle, ahead of steps leading to the level frontage. The garden is mainly laid to lawn, with a pathway leading around both sides of the property. Beyond the entrance door, solid stone steps provide access to a lawned private platform area with a meandering pathway leading towards the remaining garden situated above the rock face.

The entire plot totals 0.3 of an acre, with the majority of this land accessible from Wenallt Road. The existing vendor has explored the development potential from a local land agent to ascertain and seek advice on its development potential. The land agent confirmed it would be suitable for construction, however no planning applications have been approved.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 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

Sat Nav Users SA11 3JG

Tenure

Freehold

Services

All Mains Services
Council Tax Band A
EPC Rating D

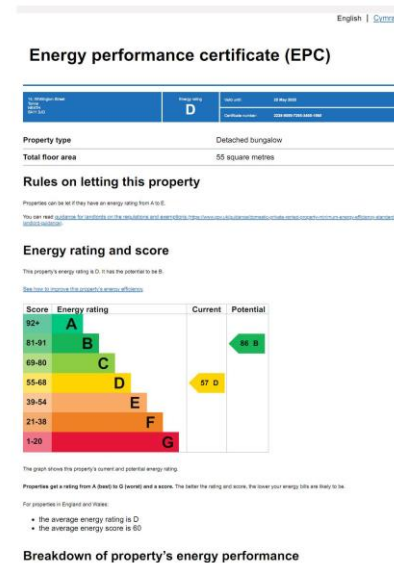
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