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4 St. Annes Terrace

Tonna, Neath, SA11 3JB

## 4 St. Annes Terrace

Asking price **£137,500**

A traditional stone-fronted mid terrace property, situated in the sought after village of Tonna, just a short walk from local village amenities and the Primary School.

Traditional stone-fronted mid terrace house

Excellent investment or renovation opportunity

Situated in the sought after village of Tonna

Short walk to local amenities and Primary School

Spacious open plan lounge/diner

Separate utility room and ground floor WC

Three good sized bedrooms and first floor family bathroom

Modern gas combination boiler and UPVC double glazing throughout

Low maintenance tiered rear garden

Potential to create an off-road parking bay to the rear





A traditional stone-fronted mid terrace property, ideally located within the sought after and well-established village of Tonna, just a short stroll from local village amenities, the popular Primary School, and a short drive from Neath town centre and the A465 for easy commuting.

This property would make an ideal investment purchase or project home, as it now offers excellent scope for modernisation throughout. The accommodation is entered via a front entrance porch into the hallway, retaining the original arch plaster corbels, with the stairs leading to the first floor and a doorway leading into a spacious, open plan lounge and dining area. This bright and versatile room offers dual aspect views, with a window to the front and a full glazed door to the

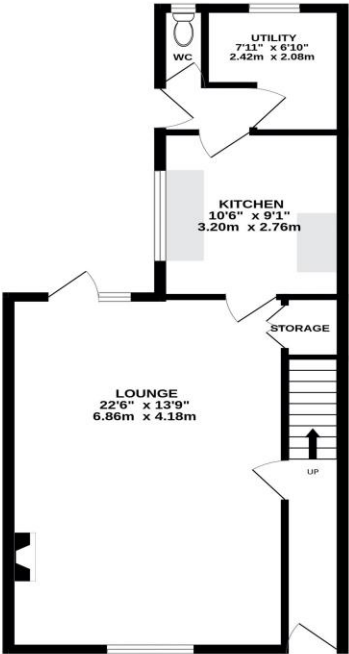
rear, allowing for plenty of natural light and ample space for both living and dining furniture.

To the rear, there is a good-sized kitchen fitted with a matching range of wooden base and wall mounted units, with a separate utility area providing additional storage for appliance space and a useful ground floor WC for added convenience.

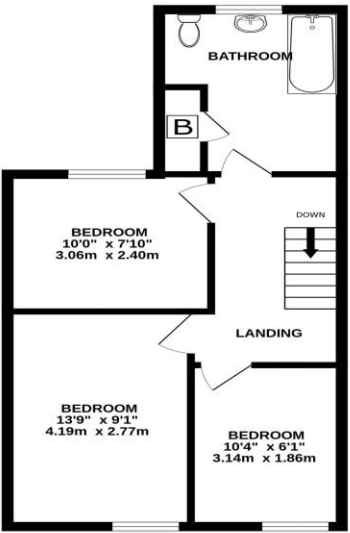
To the first floor there are three well-proportioned bedrooms, including two doubles and a generous single, together with a family bathroom. The property benefits from a modern gas combination boiler and UPVC double glazing throughout, providing an efficient and low-maintenance home once upgraded.

Externally, the rear garden is low maintenance and gently tiered, providing areas ideal for outdoor seating or planting, with the potential to create an off-road parking bay at the rear of the garden, accessed via a lane. With excellent potential to create a comfortable family home in a desirable and convenient location, viewing is highly recommended to appreciate the possibilities this property has to offer

GROUND FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.3 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

For Satnav users SA11 3JB

## Tenure

Freehold

## Services

All main services.

Council Tax Band B

EPC Rating

Viewing strictly by  
appointment through  
Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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Energy performance certificate (EPC)

4 St Anne's Terrace  
Torre  
NEATH  
SA11 3JB

Energy rating  
**D**

Valid until: 29 October 2035

Certificate number: 9365-2345-5566-7778-7645

Property type

Mid-terrace house

Total floor area

85 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) <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 C.

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

| Score  | Energy rating | Current | Potential |
|--------|---------------|---------|-----------|
| 92-100 | A             |         |           |
| 81-91  | B             |         |           |
| 69-80  | C             |         |           |
| 55-68  | D             |         |           |
| 49-54  | E             |         |           |
| 45-48  | F             |         |           |
| 35-39  | G             |         |           |

the average energy rating is D

the average energy score is 50

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.

