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4 St. Annes Terrace
Tonna
Neath
SA11 3JB

4 St. Annes Terrace

Asking price £130,000

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.

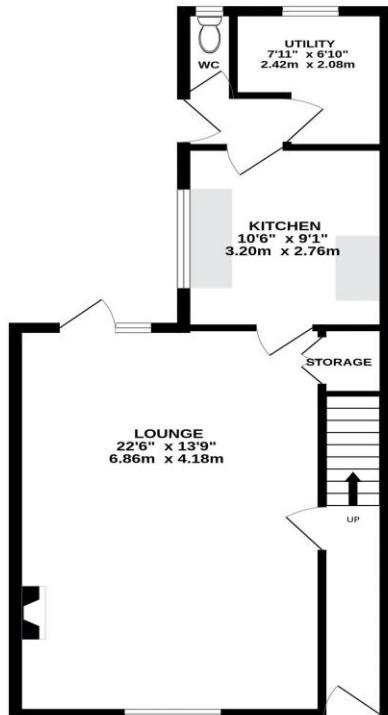
To the rear, there is a good-sized kitchen fitted with a matching range of wooden base and wall mounted units, with a separate utility area providing additional storage for appliance space and a useful ground floor WC for added convenience.

To the first floor there are three well-proportioned bedrooms, including two doubles and a generous single, together with a family bathroom.

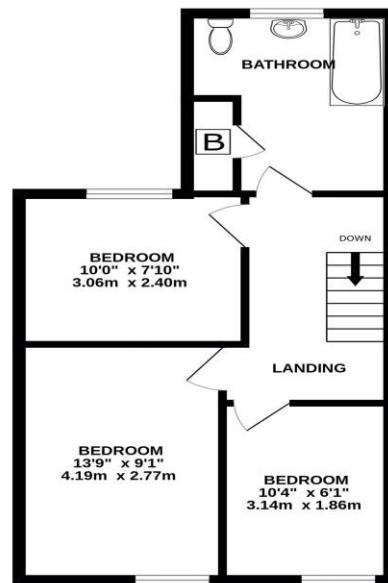
The property benefits from a modern gas combination boiler and UPVC double glazing throughout, providing an efficient and low-maintenance home once upgraded.

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. (49.6 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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general guidance only and do not represent a detailed survey. Prospective purchasers should satisfy themselves as to the operability or efficiency of any services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metrixpro c9925.





Directions

For Satnav users SA11 3JB

Tenure

Freehold

Services

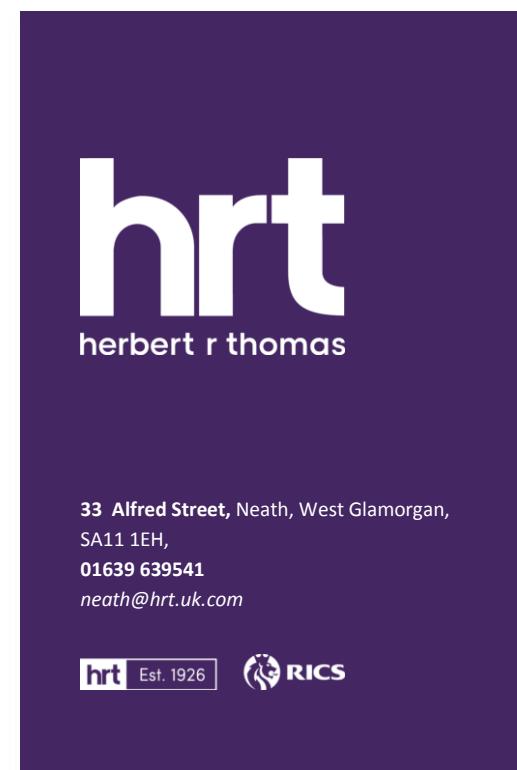
All main services.

Council Tax Band B

EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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Energy performance certificate (EPC)

4 St Acres Terrace Neath SA11 3JB	Energy rating D	Valid until 28 October 2015
Property type Mid-terrace house		Certificate number XMB-2248-550-2175-7645
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](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393733/guidance_for_landlords_on_the_regulations_and_exemptions.pdf) (http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/393733/guidance_for_landlords_on_the_regulations_and_exemptions.pdf)

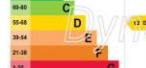
Energy rating and score

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

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

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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.

