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herbert r thomas

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Parsons Lodge,  
Parsons Lane,  
Neath,  
Neath Port Talbot,  
SA11 3JE

# Parsons Lodge, Parsons Lane,

Asking price O.I.R.O £330,000

An ideal purchase to accommodate a large multi-generational living, Parsons Lodge is a beautiful and uniquely designed detached family home, situated in the quiet, semi-rural village of Tonna and offers a two storey detached annex, partially renovated to offer the potential for a fully self contained, two bedroom residence.

A contemporary build offering rustic charm

Nestled within the heart of the popular village of Tonna

Within walking distance to local village amenities, primary school and public transport

Convenient commuter access to the A465 link road

Main property offering three spacious reception rooms and three double bedrooms

Principal suite with walk-in dressing area and private en-suite

Positioned on a generous plot with large driveway parking, enclosed by secure gates

Detached two storey annex building, partially converted to provide potential for self contained living space





Approaching the property, a substantial brick pavia driveway and grounds are entered via a set of composite double gates. The side lawned garden area is bordered by a large, private retaining wall, with convenient access into the property from the side utility. The main front door is positioned to the front and accessed via a partially sheltered porch area. The grand entrance hallway sets the precedent for the space on offer throughout the property. It features solid wood flooring, has a fixed staircase rising to the first floor accommodation and has doorways leading to the lounge, sitting room, kitchen and shower room.

The lounge is located to the right hand side of the entrance hallway and has a continuation of the same solid wood flooring as the hallway. It features a large stone, brick and slate fireplace with a large exposed wooden beam above and offers a window to the front. To the rear of the room, an open archway leads through into the dining room, with a window to the rear, double patio doors to the side giving access to the side courtyard and it has a continuation of the solid wood flooring.

A doorway to the side of the dining room provides convenient access into the impressive sized kitchen/breakfast room. It has been fitted with a matching range of base and wall mounted units with a large free standing electric cooking range, an independent breakfast island, a stainless steel bowl and half sink unit positioned below one of the two rear facing windows and features ceramic flagstone tiled flooring, with rustic wooden beams to the ceiling. A doorway to the side of the kitchen leads through into the utility area, fitted with a sink unit to one side and offers space and plumbing for multiple appliances. The utility room has windows to both the front and rear elevations, with an external door to the side giving access to the front lawned garden.

Back off the hallway, a doorway to the left hand side leads through into the sitting room. The room offers a window to the front, fitted carpet flooring and has access to a useful shelved storage cupboard. The ground floor shower room/wet room has been fitted with a low level WC, vanity wash hand basin and a walk in corner shower area. There is an obscure glazed window to the front, full tiling to all walls and tiled flooring.

To the first floor the galleried landing features fitted carpet flooring, has eaves storage to the front with a central window and gives access to all three bedrooms, the family bathroom and features a fixed space saver loft stairs giving access to the attic room. The Master bedroom is a light and spacious double room featuring fitted carpet flooring, windows to both the front and side elevations and has an archway to the rear leading through into the walk in dressing area and private en-suite shower room.

Bedroom two is a good sized double bedroom located to the rear of the property. The room has been fitted with a light wood laminate flooring and has a window to the rear. Bedroom three is a comfortable sized double bedroom benefitting from fitted carpet flooring and has a window to the rear. Bedrooms two and three share the use of the family bathroom. The bathroom has been fitted with a white three piece suite comprising; panel bath with over bath electric shower, low level WC and a vanity wash hand basin with cupboard storage below. The room features an obscure glazed window to the front, tiled flooring and tiling to walls.

The attic room expands with width of the property. It features two velux style rear facing roof windows, a built in wardrobe storage area and has been fitted with wood laminate flooring.

Externally at the head of the driveway is the impressive two storey detached annex. The space offers a workshop area and/or living space, accessed via a set of double patio doors to one side. A fixed staircase towards the rear of the dwelling gives access to the first floor and a rear hallway leads through to a fitted kitchen area.

Overall, the accommodation is of a substantial size, partially converted at presented and gives opportunity to the new owner to continue the conversion into a separate, self contained annexe for a family member, or offices to work from home. All power points and lighting are ready and there is a generous integral storage area to the side. To the first floor of the annex, a room offers the ideal position to fit a shower room, with a doorway leading to two spacious rooms featuring fitted carpet flooring, velux roof windows and eaves storage.





## Directions

Sat Nav Users SA11 3JE

## Tenure

Freehold

## Services

All Mains Services

Council Tax Band D

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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**hrt** Est. 1926 

**Energy performance certificate (EPC)**

Document PDF Version: 2.0 Evaluation: 30th January 2021

English | [Cymraeg](#)

**Energy rating and score**

The property's energy rating is C, it has the potential to be C.

**Score** **Energy rating** **Current** **Potential**

92+	A	92+	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G

The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

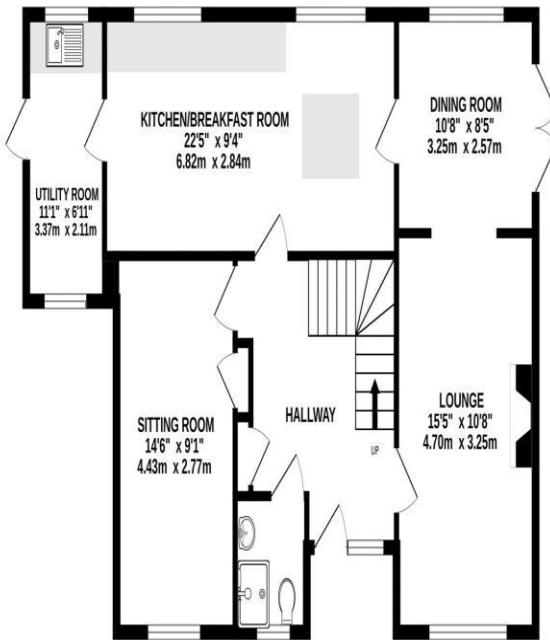
- The average energy rating is D
- The average energy score is 60

**Breakdown of property's energy performance**

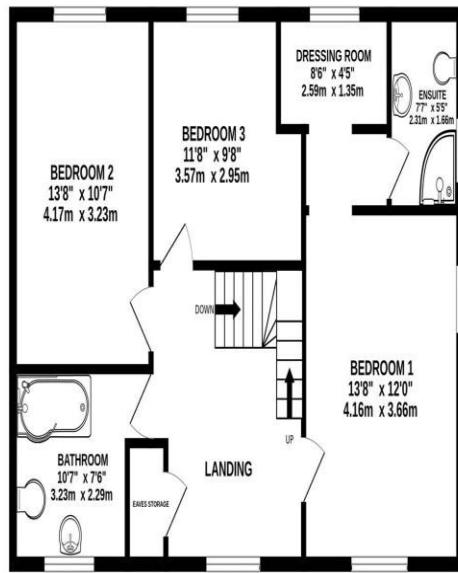
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



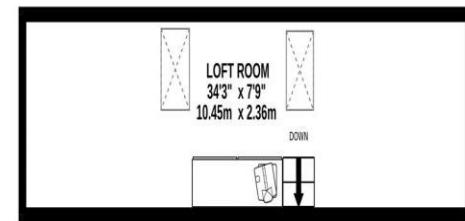
GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



2ND FLOOR  
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 1805 sq.ft. (167.7 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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