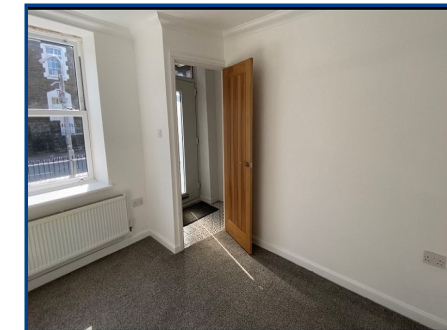


Total area: approx. 99.4 sq. metres (1069.6 sq. feet)



**Henfaes Road
Tonna
Neath
Neath Port Talbot.**

Offers In Region Of **£270,000**

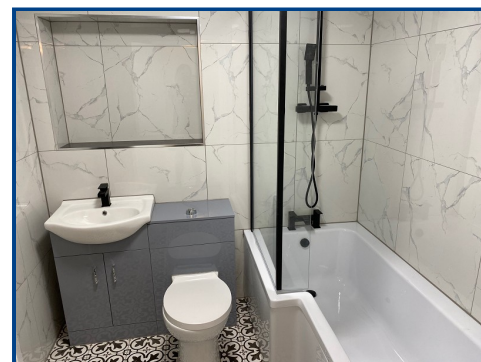


- DETACHED STONE FRONTED PROPERTY
- RENOVATED THROUGHOUT TO A HIGH STANDARD
- 4 BEDROOMS
- KITCHEN / BREAKFAST ROOM
- CLOAKROOM & FAMILY BATHROOM
- SPACIOUS REAR GARDEN
- OFF ROAD PARKING TO THE FRONT
- VILLAGE LOCATION
- IDEAL FAMILY HOME

General Description

**IMMACULATELY PRESENTED & RENOVATED THROUGHOUT TO A HIGH STANDARD!
Call us today to book your viewing.....**

EPC Rating: E50



Viewing: **01639 646 926**

Website: **www.ctf-uk.com**

Email: **neath@ctf-uk.com**

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Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Henfaes Road, Tonna, Neath, Neath Port Talbot.

Property Description

IMMACULATELY PRESENTED & RENOVATED THROUGHOUT TO A HIGH STANDARD!

This property is a must to view!

Detached 4 Bedroom property, situated in the village of Tonna. This beautiful property has been lovingly renovated & offers; Entrance to hallway, 2 Reception room, kitchen / breakfast room & cloakroom to the ground floor. 4 Bedrooms & family bathroom to the 1st floor. Externally the property offers a low maintenance frontage with off road parking, a spacious rear garden, with a blank canvass for the new owner to create their own design. This extensive renovation offers, a full re-wire, new gas central heating boiler, re-plastered throughout, newly fitted kitchen & bathroom, newly fitted carpets to the ground & first floor. A brand new property for the new owners to enjoy. Tonna has many local amenities, shops, schools, rural walks, regular bus service & good road links to the M4 corridor. Viewing is highly recommended to appreciate this property transformation & location. Call us today to book your viewing.....

Entrance

Entrance to hall via composite front door, - staircase leading to the 1st floor, ornate tiled flooring. Doors leading to.

Sitting Room (12' 05" x 9' 04") or (3.78m x 2.84m)

Sash window to front, newly fitted carpet, radiator.

Lounge (20' 02" x 9' 11" x 7' 1") or (6.15m x 3.02m x 2.16m)

Sash window to front & rear, laminated flooring, storage cupboard housing gas meter, under stairs storage cupboard, radiator.

Cloak Room (6' 06" x 3' 11") or (1.98m x 1.19m)

Frosted window to the side, vanity wash hand basin. WC, tiled flooring, partially tiled walls, heated towel rail.

Kitchen / Breakfast Room (18' 0" x 10' 0") or (5.49m x 3.05m)

A newly fitted kitchen offering a range of wall and base units with solid wood work tops over, sink unit, electric oven & electric hob

Henfaes Road, Tonna, Neath, Neath Port Talbot.

with extractor fan above. Plumbing for washing machine, dishwasher, windows to sides. French patio doors opening on the rear garden, tile feature splash back, tiled flooring, vertical radiator.

1st Floor Landing

Landing area, doors leading to.

Bedroom 1 (10' 01" x 7' 01") or (3.07m x 2.16m)

Sash window to front, vertical radiator.

Bedroom 2 (9' 04" x 10' 02") or (2.84m x 3.10m)

Window to front, radiator.

Bedroom 3 (9' 05" x 12' 10") or (2.87m x 3.91m)

Sash windows to front, vertical radiator, storage cupboard housing a wall mounted gas combi boiler.

Bedroom 4 (9' 01" x 10' 03") or (2.77m x 3.12m)

Window to rear, radiator.

Bathroom (6' 09" x 6' 05") or (2.06m x 1.96m)

A newly fitted bathroom suite, offering panelled bath with glass screen & shower over, vanity wash hand basin, WC, fully tiled walls, tiled flooring, heated towel rail.

External

Low maintenance frontage offering coloured loose stone, with off road parking to the front of the property.

Enclosed spacious rear garden, the garden has been left for the new owner to design & create their own design.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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