



21 Hooper Way, Tonna, Neath. SA11 3FB

Offers Over £280,000



Main Features

- Detached
- Two Reception Rooms
- Kitchen/Diner
- Four Bedrooms
- Ensuite To Master
- Driveway & Garage
- Need A Mortgage? We Can Help!

General Information

This well presented detached property is situated in the quiet sought after cul de sac of Hoopers Way, Tonna. The property offers; a spacious entrance hall, two reception rooms, WC, storage cupboard and spacious kitchen/diner to the ground floor. To the first floor, four bedrooms with ensuite to the master and a family bathroom. Externally, the property benefits from a driveway leading to a single garage. Side access leading to an enclosed rear garden with patio area, laid to lawn and decking area. Located just a short drive from Neath town centre with all its local shops and amenities, it also has good road links to the M4 corridor and A465. Viewing is highly recommended.

GROUND FLOOR

Entrance Hall

(14' 10" x 6' 8") or (4.53m x 2.03m)

Entrance via part glazed composite door, staircase to first floor, under stairs storage, radiator, wood flooring. Doors leading to.

Storage Cupboard

Wall mounted electric box, wood flooring.

Reception Room

(10' 10" x 9' 9") or (3.30m x 2.98m)

Window to front and side, radiator, wood flooring.

W.C.

(5' 7" x 2' 9") or (1.69m x 0.85m)

Low level WC, hand basin, tile splash back, radiator, wood flooring.

Kitchen/Diner

(15' 1" x 15' 1") or (4.59m x 4.59m)

Window to side and rear, range of wall/base fitted units, integrated oven, gas hob, extractor fan, integrated fridge/freezer, radiator, wood flooring, french doors leading to rear.

Lounge

(16' 10" x 10' 1") or (5.14m x 3.08m)

Window to front elevation, radiator, wood flooring, french doors to rear.

FIRST FLOOR

Landing

Window to rear, fitted carpet. Doors leading to.

Bedroom One

(10' 2" x 15' 0") or (3.09m x 4.58m)

Window to rear and side, radiator, fitted carpet. Door leading to.

En Suite

(6' 9" x 3' 10") or (2.06m x 1.18m)

Frosted window to side, double shower, low level WC, hand basin, tiled splash back, vinyl flooring, radiator.

Bedroom Two

(10' 5" x 14' 10") or (3.17m x 4.51m)

Window to front and side, radiator, fitted carpet.

Bedroom Three

(10' 5" x 12' 2") or (3.17m x 3.72m)

Window to front, radiator, fitted carpet.

Bedroom Four

(7' 5" x 7' 7") or (2.25m x 2.31m)

Window to rear, radiator, fitted carpet.

Bathroom

(6' 9" x 5' 7") or (2.06m x 1.70m)

Low level WC, panelled bath with over head shower, tile splash back, hand basin, heated towel rail, vinyl flooring.

EXTERNAL

Gardens

Driveway to side with single garage, side access to enclosed rear garden with patio area, laid to lawn and decking area.

Mortgage Advice

For a free no obligation mortgage review, please contact our Neath branch on 0330 056 3555 and ask to speak to one of our advisors. (fees may apply only on mortgage completion)

Viewings

Strictly By Appointment Only

Utilities

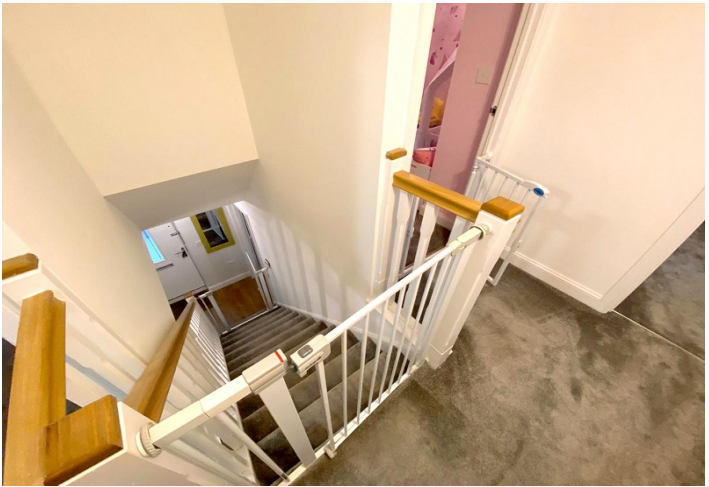
Mains electricity, mains water, mains gas, mains drainage (Services Not Tested)

Current council tax banding E

Current heating type Gas


Tenure (To be confirmed) Freehold









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including £180,000 0% The portion over £180,000 up to and including £250,000 3.5% The portion over £250,000 up to and including £400,000 5% The portion over £400,000 £400,000 up to and including £750,000 7.5% The portion over £750,000 up to and including £1,500,000 10% The portion over £1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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