



## Tonna Uchaf offers over £380,000

- Character Property
- Generous Mature Grounds
- Double Garage, Workshop & Driveway
- Lovingly Maintained Throughout
- Utility Room and Additional Shower Room
- EPC Rating: D



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## About the property

The perfect Family Home now available for sale, nestled into the heat of Tonna, Neath! Conveniently located for access to Tonnau Primary, Llangatwg Community Comprehensive and Neath College! Excellent for access into Neath Town Centre via frequently running buses or the A465, with high street stores, bars, restaurants and a main line train station, brilliant for commuters! For those looking to reconnect with nature, Afan Valley is nearby boasting popular hiking and cycling routes, Aberavon sea front is roughly 10 miles away for a pleasant day out! The home is approached via steps through the front or a sizable driveway and double garage accessed via a lane from Pen-Y-Bryn! Internally, the property comprises of an entrance hallway with doors through to both the sizable lounge and the fitted kitchen diner. The home leads through to a secondary sitting room, utility area and ground floor shower room. Steps from the front lounge lead up to a first floor landing with access to the loft space, doors through to all three double bedrooms and the family bathroom consisting of a whirlpool bath, w.c, bidet and vanity hand wash basin! Internal viewings are highly recommended to truly appreciate the magnitude and potential to be unlocked within this beautiful home!







# Accommodation

## Entrance Hallway

## Lounge

21' 1" x 23' ( 6.43m x 7.01m )

## Kitchen Diner

15' max x 14' 3" max ( 4.57m max x 4.34m max )

## Sitting Room

13' 8" x 8' 8" ( 4.17m x 2.64m )

## Utility Room

9' x 8' 3" ( 2.74m x 2.51m )

## Shower Room

## Landing

## Bedroom One

20' 6" x 13' 5" max ( 6.25m x 4.09m max )

## Bedroom Two

13' 8" x 8' 1" ( 4.17m x 2.46m )

## Bedroom Three

13' 8" x 8' ( 4.17m x 2.44m )

## Bathroom

## Front & Rear Gardens

## Double Garage & Workshop

## Driveway

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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