



Henfaes Road, Tonna,
Neath, Neath Port Talbot, SA11 3EX.

Offers in the Region Of £174,950

****Exclusive with Abbey Residential Agents****

If you are interested in this home, please us verbally. Click the link of the virtual tour to view the home in the comfort of your own home.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three-bedroom middle terraced family home in sought after village location of Tonna. In our opinion early viewing is highly recommended to appreciate the space and location of the home. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance porch, front lounge, rear lounge, kitchen with fitted units, rear porch, downstairs family bathroom with a separate toilet. To the first floor there are three bedrooms and en-suite shower room to the master bedroom. Externally there are front and rear gardens. Off road parking to the front of the home. Outbuildings to the rear garden.

Entrance

via front door into the porch.

Storm Porch

Door into the front lounge.

Front Lounge

16' 0" x 13' 10" in the bay (4.87m x 4.21m)
Double glazed box bay window with original stain glass fan lights. Understairs storage cupboard. Fireplace with coal effect gas fire. Two radiators. Laminated flooring.

Rear Lounge

9' 10" x 10' 2" (2.99m x 3.10m)
Doors into the kitchen. Tiled floor. Designer radiator. Fireplace area. Plain plastered ceiling. Radiator to the stairs area. Stairs to the first floor.

Kitchen

13' 8" x 13' 0" (4.16m x 3.96m)
Skylight to the ceiling. Pvc door to the rear lobby area. Tiled floor, plain plastered ceiling. A farmhouse kitchen inset belfast sink unit, eye level oven. four ring hob with splash back, extractor fan.

slim line dishwasher, slim line dishwasher. Chrome towel rail. Plate rack.

Rear Lobby Area

12' 0" x 4' 2" (3.65m x 1.27m)
Pvc door leading into the rear garden. Belfast sink.

Utility Room

5' 0" x 9' 0" (1.52m x 2.74m)
Door into the downstairs shower room. Cupboard housing boiler, tiled floor, plumbed for a washing machine.

Downstairs Shower Room

4' 0" x 8' 7" (1.22m x 2.61m)
Frosted double glazed window to the rear aspect, radiator. A suite consists of sink unit, toilet, walk in shower area.

First Floor Landing

Access to the loft. Doors off to the bedrooms.



Bedroom One

10' 0" x 10' 4" (3.05m x 3.15m)

Double glazed window to the rear aspect, plain plastered ceiling with coving, laminated flooring. Door into the en-suite shower room.

Ensuite Shower Room

4' 7" x 5' 8" max (1.40m x 1.73m)

Double glazed window to the rear aspect, extractor fan, fully tiled. A suite consists of toilet, sink unit, shower area.

Bedroom Two

13' 0" x 6' 9" (3.96m x 2.06m)

Double glazed window to the front aspect, papered ceiling with coving, radiator.

Bedroom Three

9' 8" x 6' 5" (2.94m x 1.95m)

Double glazed window to the front aspect, papered ceiling with coving, radiator, laminated flooring.

Garden

To the front there is off road parking to the front of the home. To the rear there is a good size rear

garden with patio and an area laid to lawn with out buildings.

Tenure - Freehold

Please ask your solicitor to check the tenure of the home.

Council Tax - B

Energy Performance Certificate

Our assessor is undertaking the report on the home.

Viewing by appointment with the selling agents.

Please contact us to arranging a viewing of the home.

Disclaimer

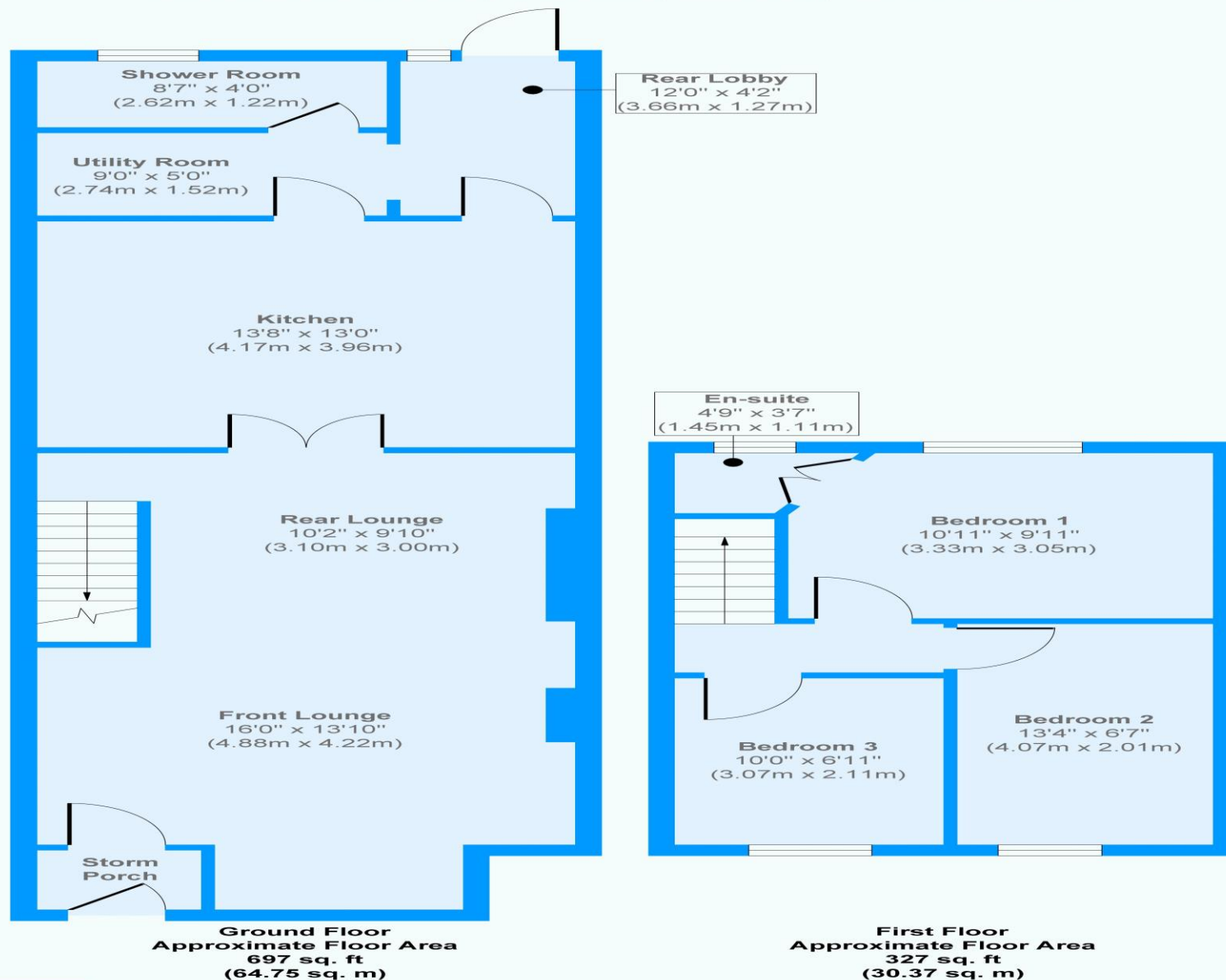
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The

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Henfaes Road, Tonna, Neath, SA11 3EX



Approx. Gross Internal Floor Area 1024 sq. ft / 95.12 sq. m
Produced by Elements Property



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