



## 32 St Anne's Drive, Tonna, Neath, SA11 3JU

**£169,950**

A charming and well-positioned two-bedroom semi-detached bungalow enjoying breathtaking panoramic mountain views to the front aspect. Offering comfortable and well-proportioned accommodation throughout, this delightful home is ideal for those seeking peaceful surroundings combined with practical single-level living.

The property briefly comprises a welcoming entrance hallway, a bright and spacious front-facing lounge taking full advantage of the outstanding views, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom.

Externally, the property benefits from an attractive tiered garden providing a wonderful outdoor space for relaxation and entertaining, with ample opportunity to enjoy the stunning surrounding scenery.

This superb bungalow offers both charm and potential in an enviable setting, and early viewing is highly recommended to fully appreciate the location and views on offer.

## Main Dwelling



Enter through PVC door into:

**Porch 2'11" x 2'6" (0.903 x 0.774)**



With door way into:

## Lounge 12'11" x 10'10" (3.953 x 3.313)



Cosy lounge with large double glazed window to front, coved ceiling, laminate flooring and radiator.



## Inner hallway 2'11" x 14'8" (0.891 x 4.478)

With laminate flooring, storage cupboard and attic hatch.

**Bedroom one 9'6" x 13'5" (2.899 x 4.111)**



Double bedroom with laminate flooring, range of fitted wardrobes, radiator, coved ceiling and large double glazed window to front.



**Bedroom two 12'9" x 9'6" (3.887 x 2.900)**



With cushioned flooring, shelving unit, coved ceiling, and double glazed window to rear.



**Bathroom 3'7" x 6'4" (1.109 x 1.954)**



Fitted with three piece suite to include panelled bath with shower over, low level wc, pedestal wash hand basin, tiled flooring, fully tiled walls, upright heated towel rail and double glazed window to rear.

**Dining room 9'5" x 8'9" (2.879 x 2.691)**



With laminate flooring, space for fridge/freezer, radiator, window to rear and arch way into kitchen.

**Kitchen 6'10" x 13'5" (2.107 x 4.099)**



Fitted with base and wall units in wood with coordinating work surfaces to include tiled flooring, Belfast sink, electric cooker and hob with extractor over, coved ceiling, window to side and door to side garden.



## Outside



Side garden with timber garden shed and decked area. Enclosed tiered rear garden comprising lower paved area, lawn to top level with pergola. Detached single garage.





## GARAGE



## Drone Image



## Agents Notes

Local Authority: Neath Port Talbot

Council Tax Band: C

Annual Price: £2,259

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

## Agents Notes

Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
8 Mbps  
Superfast  
80 Mbps  
Ultrafast  
1800 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

## Floor Plan

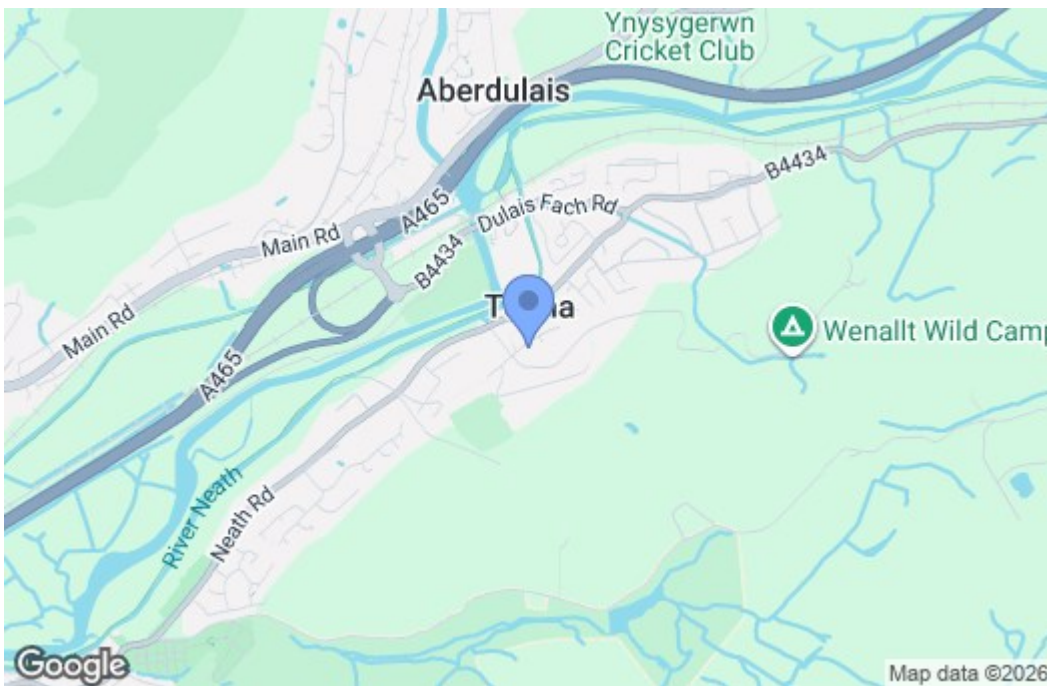
### Ground Floor

Approx. 72.1 sq. metres (775.7 sq. feet)

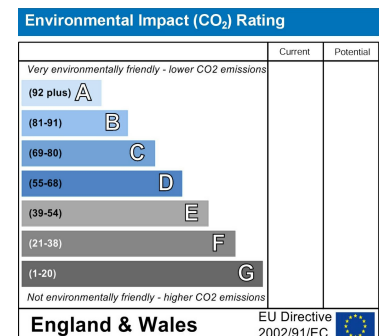
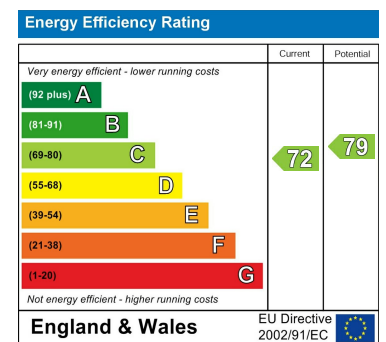


Total area: approx. 72.1 sq. metres (775.7 sq. feet)

## Area Map



## Energy Efficiency Graph



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