



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

Offers in the Region Of £140,000

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

If you are interested in this home, please call 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-proportioned two-bedroom middle terraced family home in the sought after village location of Tonna. In our opinion we strongly recommend early viewing of this home. Vacant Possession with No Onward Chain. Good access into the Neath and short distance to the A465.

The accommodation consists to the ground floor of an entrance passage, lounge through to the dining room, kitchen with fitted units, rear lobby, downstairs shower room. To the first floor there are two bedrooms and a well appointed family bathroom. Externally there are front and rear gardens.

Entrance

via front door into the passage.

Passage

Tiled floor. Radiator. Staircase to the first floor. Plain plastered ceiling with coving. Open to the lounge.

Lounge

9' 5" x 11' 0" (2.87m x 3.35m)
Double glazed window to the front aspect, plain plastered ceiling with coving, radiator. Tiled floor. Open to the dining room.

Dining Room

11' 0" x 11' 7" (3.35m x 3.53m)
Tiled floor. Plain plastered ceiling with coving, Pvc door to the rear garden. Arch to the kitchen.

Kitchen

11' 6" x 7' 10" (3.50m x 2.39m)
Double glazed window to the side aspect. Plain plastered ceiling with coving and integrated spot lights. Tiled floor. A range of fitted wall and base units inset belfast sink unit, cooker point, extractor

fan, plumbed for a washing machine. Integrated dishwasher. Door into the rear lobby.

Rear Lobby

Side pvc door stable door into the rear garden. Door into the shower room. Tiled floor.

Downstairs Shower Room

5' 5" x 7' 4" (1.65m x 2.23m)
Frosted double glazed window to the side aspect, radiator, tiled floor. A suite consists of pedestal wash hand basin, push button toilet, walk in shower cubicle.

First Floor Landing

Plain plastered ceiling with coving. Access to the loft. Doors off to the bedrooms and the family bathroom.

Bedroom One

11' 0" x 15' 11" (3.35m x 4.85m)
Two double glazed windows to the front aspect, plain plastered ceiling with coving, double radiator.



Bedroom Two

10' 4" x 8' 10" (3.15m x 2.69m)

Double glazed window to the rear aspect, plain plastered ceiling with coving.

Family Bathroom

12' 0" x 7' 9" (3.65m x 2.36m)

Frosted double glazed window to the side aspect, plain plastered ceiling. A family bathroom suite of a ciestern wall hung toilet, roll top bath with attached shower head. Vanity unit with storage beneath. Designer radiator. Cupboard housing boiler. Tiled floor.

Garden

To the front there is an entrance gate with railings and five steps up the main entrance door. To the rear garden attention is required with rear access.

Tenure - Freehold

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

Council Tax - B

Energy Performance Certificate

Our assessor will be undertaking the EPC Report.

Viewing by appointment with the selling agents.

Please contact ourselves to arranging a viewing of the home.

Disclaimer

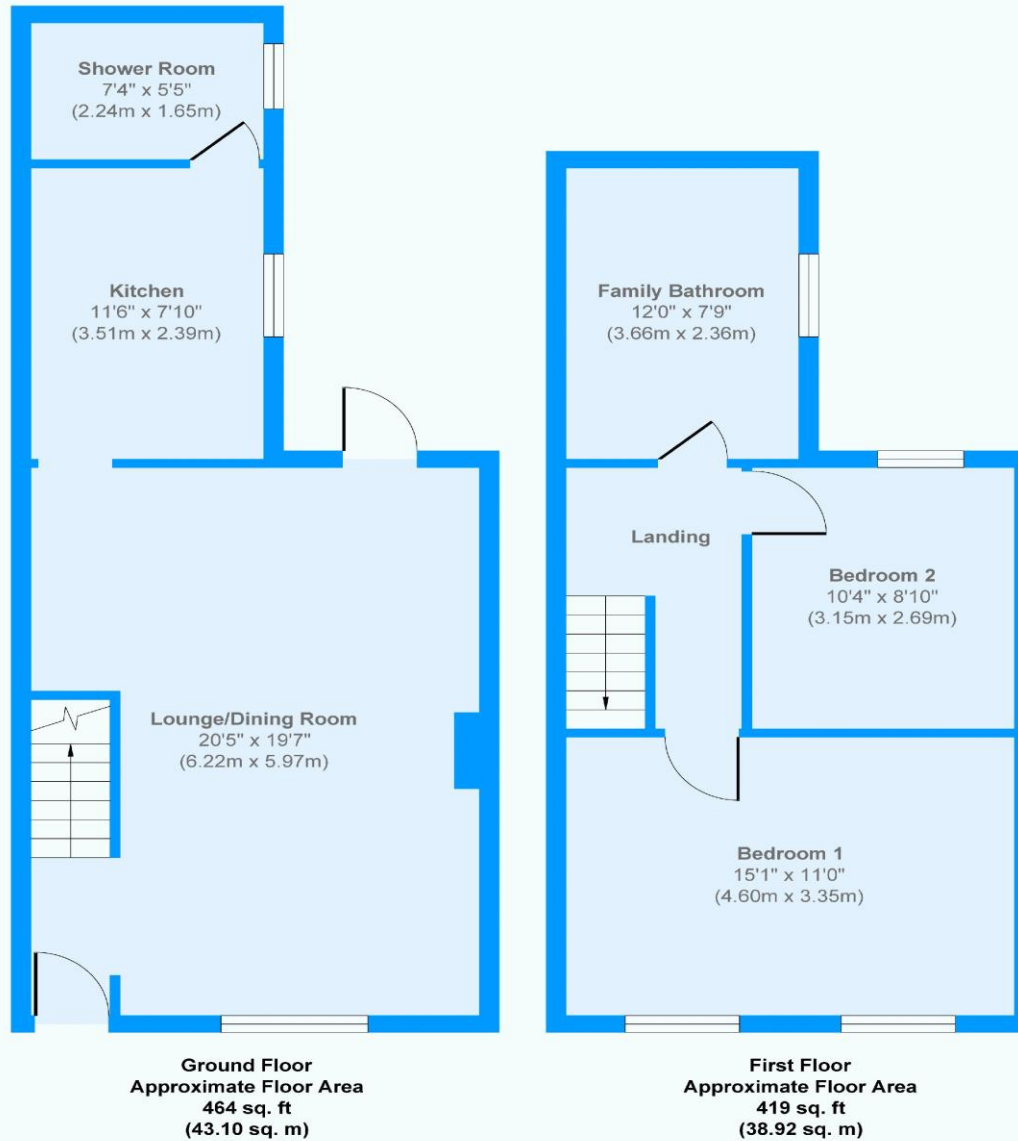
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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 floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may

wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. 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 professional work without consent from the NCIS. 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.





Henfaes Road, Tonna, SA11 3EX



Approx. Gross Internal Floor Area 883 sq. ft / 82.02 sq. m

Produced by Elements Property



Abbey Residential Agents Office
Tel: 01639 641994

3 Old Town Hall New Street Neath Glamorgan SA11 1RT
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk