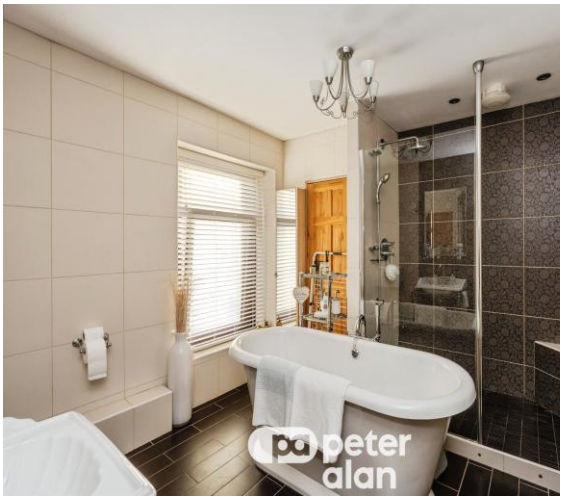


Henfaes Road,

£225,000

- Beautifully Presented Throughout
- Deceptively Spacious
- The Perfect Family Home
- Garage and Driveway to the Rear
- Detached Dwelling
- EPC Rating: D



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peter alan

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neath@peteralan.co.uk



About the property

Gorgeously The Perfect Family Home! Lovingly maintained and deceiving in size, now available for sale with no ongoing chain in the sought after suburban location of Tonna! Offering convenient access onto the A465 leading to the M4 corridor or A470 into Cardiff, as well as frequently running bus routes! Neath Town Centre is less than Two Miles Away, with a main line train station, high street stores, bars and restaurants. Excellent for attendance to Tonnau Primary and Cefn Saeson / Llangatwg Comprehensive schools.

The home is approached via a gated forecourt with side access available, though most would likely use the driveway or garage to the rear for parking and walk down the enclosed rear garden consisting of paved patio, artificial grass and decking. Internally, the property comprises of an entrance porch and hallway, with stairs to the landing and doors through to a cozy, bay fronted sitting room, a spacious dining room fitted with an original fireplace, and the oak fitted kitchen, boasting ample granite work top space. The first floor houses all three bedrooms, with an en-suite shower room and the four piece family bathroom!

Internal viewings are highly recommended to truly appreciate this lovely home!





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Accommodation

Entrance Porch & Hallway

Lounge
13' 3" Plus Bay x 10' 8" (4.04m Plus Bay x 3.25m)

Dining Room
12' 6" x 10' 7" (3.81m x 3.23m)

Kitchen
13' 7" Plus Recess x 10' 1" (4.14m Plus Recess x 3.07m)

Landing

Bedroom One
13' 3" max x 9' Plus Wardrobes (4.04m max x 2.74m Plus Wardrobes)

Bedroom Two
11' x 10' 4" (3.35m x 3.15m)

En Suite

Bedroom Three
10' 3" Plus Recess x 6' 8" (3.12m Plus Recess x 2.03m)

Bathroom

Front & Rear Garden

Garage (+driveway)
17' x 9' 4" (5.18m x 2.84m)

Agents Note:-

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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Floorplan



Total floor area 108.4 m² (1,167 sq.ft.) approx

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.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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