



Neath Road, Tonna,
Neath, Neath Port Talbot, SA11 3DQ.

Offers in the Region Of £229,950

*****New and 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 four bedroom, split level semi detached home which is arranged over three floors. In our opinion we strongly recommend internal viewing,. Vacant Possession with No Onward Chain. Within good access into Neath. Upon entry into the hall there is spilt landing, bedroom three/dining room, sitting room/ bedroom four. To the first floor there is a master bedroom with fitted wardrobes and a further double bedroom. To the lower level there is a lounge and kitchen with fitted units. Externally there are front and rear gardens. Driveway leading to the single car garage.

Entrance

via frosted pvc door with panes to either side of the entrance door. Spilt landing with staircase to the first floor. Staircase to the lower level.

Ground Floor Landing

Door to the left hand side into the dining room. Door into the right hand side into the sitting room.

Dining Room/Bedroom Three

12' 3" x 10' 0" (3.73m x 3.05m)

Double glazed window to the front aspect, textured ceiling, double radiator.

Sitting Room/Bedroom Four

12' 3" x 8' 4" (3.73m x 2.54m)

Double glazed window to the front aspect, double radiator, textured ceiling.

First Floor Landing

There are two mirrors to the left and right hand side which house eaves storage. Door to the right hand side into the master bedroom. Door central into the family bathroom. Door into the left hand side into bedroom two.

Bedroom One

12' 10" x 9' 10" (3.91m x 2.99m)

Double glazed window to the rear aspect with far reaching views, textured ceiling, access to the loft, double radiator, fitted wardrobes, dressing storage, side bed side units.

Bedroom Two

12' 10" x 9' 7" (3.91m x 2.92m)

Double glazed window to the rear aspect, textured ceiling, double radiator.

Family Bathroom

10' 0" x 5' 0" (3.05m x 1.52m)

Frosted double glazed window to the rear aspect, textured ceiling, radiator, partial tiled to walls. A suite consists of toilet, pedestal wash hand basin, shower over the bath. Airing cupboard with tank.

Lower Level

Storage cupboard, radiator. Door into the lounge. Door into the kitchen. Full length pvc door to the side elevation.



Lounge

12' 10" x 12' 10" (3.91m x 3.91m)

Double glazed window to the rear aspect, textured ceiling, double radiator, serving hatch to the kitchen. Stone feature to the main wall.

Kitchen

9' 10" x 11' 3" (2.99m x 3.43m)

Double glazed window to the rear aspect with far reaching views, textured ceiling, serving hatch to the lounge, double radiator, space for a table and chairs, space for a washing machine, space for a fridge/freezer. Freestanding ideal mexco 2 boiler. A range of fitted wall and base units inset stainless steel sink unit, oven hob, extractor fan, tiled splashbacks. Wall mounted timer switch, tiled floor. Frosted pane to the passage.

Garden

To the front there is a brick pavior driveway to the single garage with an up and over door. Steps down to the main front door. To the right hand side gate to rear. Tiered front lawn with roses bed. To the rear there is patio area. Beneath the garage are three out buildings. First is the outside toilet, other two are



storage. Central path with lawn to both sides with a veg plot to the bottom section. Far reaching views.

Tenure - Freehold

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

Council Tax - C

IMPORTANT NOTE

We are waiting for probate to be granted on this home.

Energy Performance Certificate

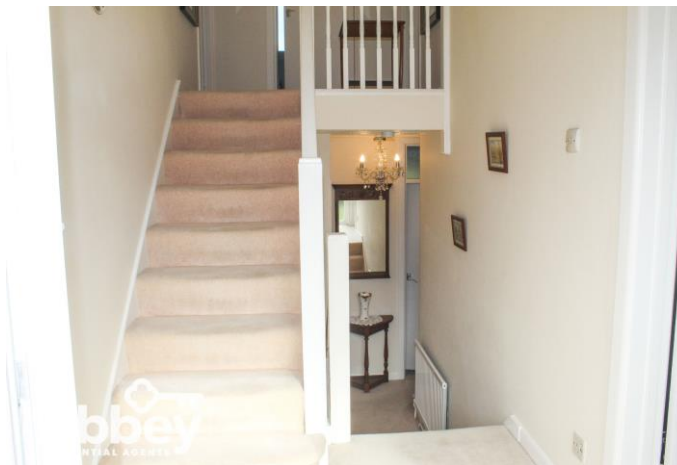
Our assessor is undertaking the report.

Viewing by appointment with the selling agents.

Please contact ourselves to arrange 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



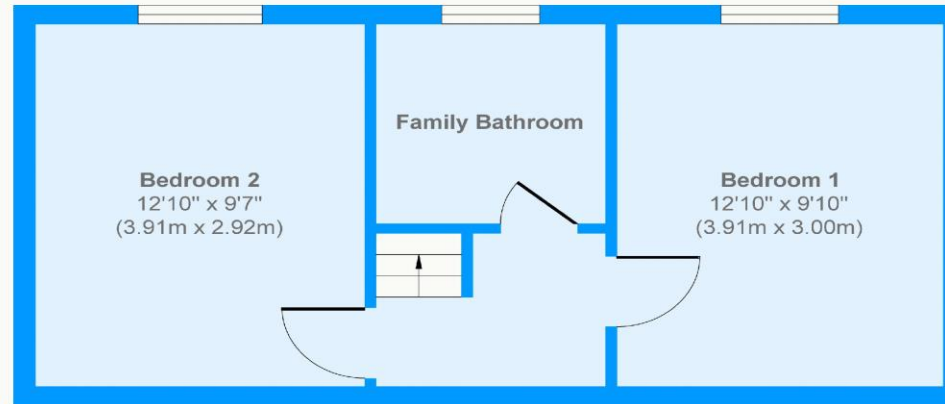
vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate 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



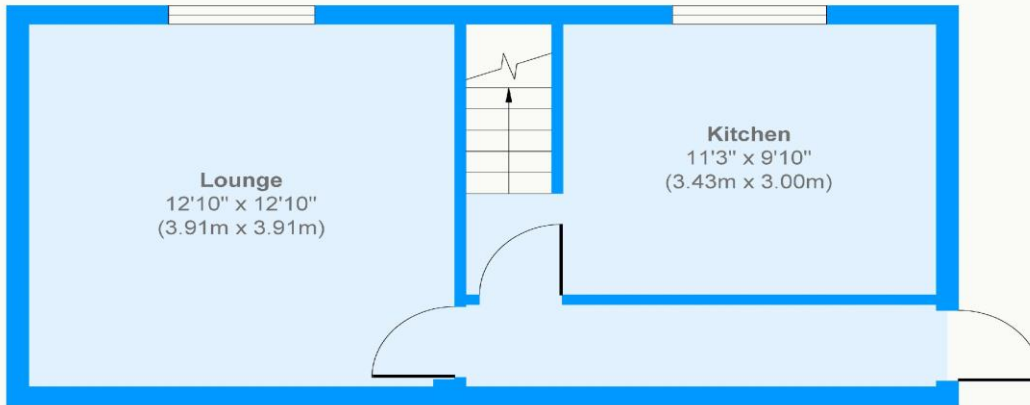
be required. Written quotation available upon request. Mortgages secured on property.



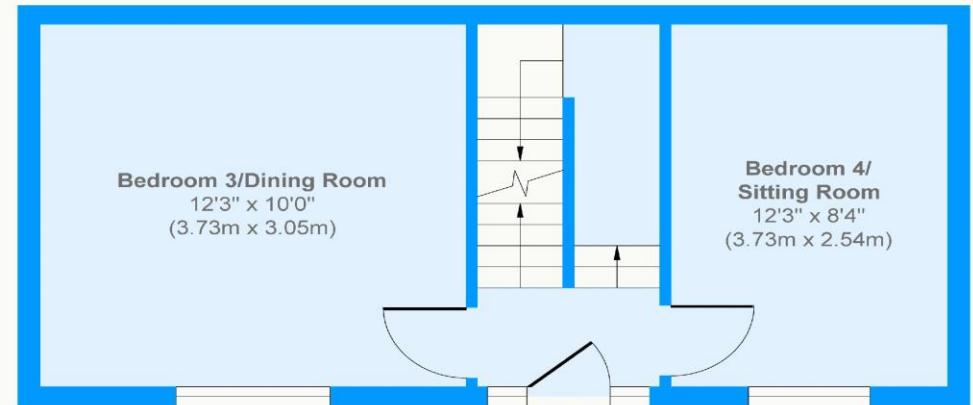
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First Floor
Approximate Floor Area
350 sq. ft
(32.51 sq. m)



Lower Ground Floor
Approximate Floor Area
350 sq. ft
(32.51 sq. m)



Ground Floor
Approximate Floor Area
350 sq. ft
(32.51 sq. m)

Approx. Gross Internal Floor Area 1050 sq. ft / 97.53 sq. m

Produced by Elements Property



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