



Tonna Uchaf offers in the region of £210,000

- Character Property
- Perfect First Time Purchase or Family Home
- Sizable Grounds Including Garage & Driveway To Rear
- Refurbished from 2021
- Sought After Residential Area
- EPC Rating: D



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About the property

Now Available for sale in the heart of Tonna, Neath, is this perfect family home or first time purchase! Boasting excellent links to well renowned schools including Tonnau Primary, Cefn Saeson / Llangatwg Comprehensives and Neath College! Fantastic for commuters with great access to the M4 corridor and A470 via the A465, as well as public transport routes via bus or train. Offered with the potential for no ongoing Chain. The home is approached through a landscaped garden to the front, leading to the entrance, while side access is available through to an enclosed rear garden, comprising of a lawn, store room and gated driveway! On the lane is also an owned Garage! Internally, the property comprises of an entrance hallway, with stairs to the landing, and doors through to a spacious lounge, with bifolding doors onto the front terrace, and fitted kitchen with utility space and a ground floor w.c. The first floor houses all three well sized bedrooms and the gorgeously modernised family bathroom suite. Since its purchase in 2021, the property has undergone extensive improvements, including re-plumbing and re-wiring, along with internal re-plastering. Further enhancements include the installation of a new composite front door, bifold doors to the front, and new double-glazed windows to the front of the property and benefits from a newly installed combi boiler.

Accommodation

Entrance Hall

Cloakroom

Lounge

21' 2" x 12' 2" Max (6.45m x 3.71m Max)

Kitchen

13' 6" Max x 9' 6" (4.11m Max x 2.90m)

Landing



Bedroom One

13' 5" Max x 10' (4.09m Max x 3.05m)

Bedroom Two

12' 3" x 10' 8" Max (3.73m x 3.25m Max)

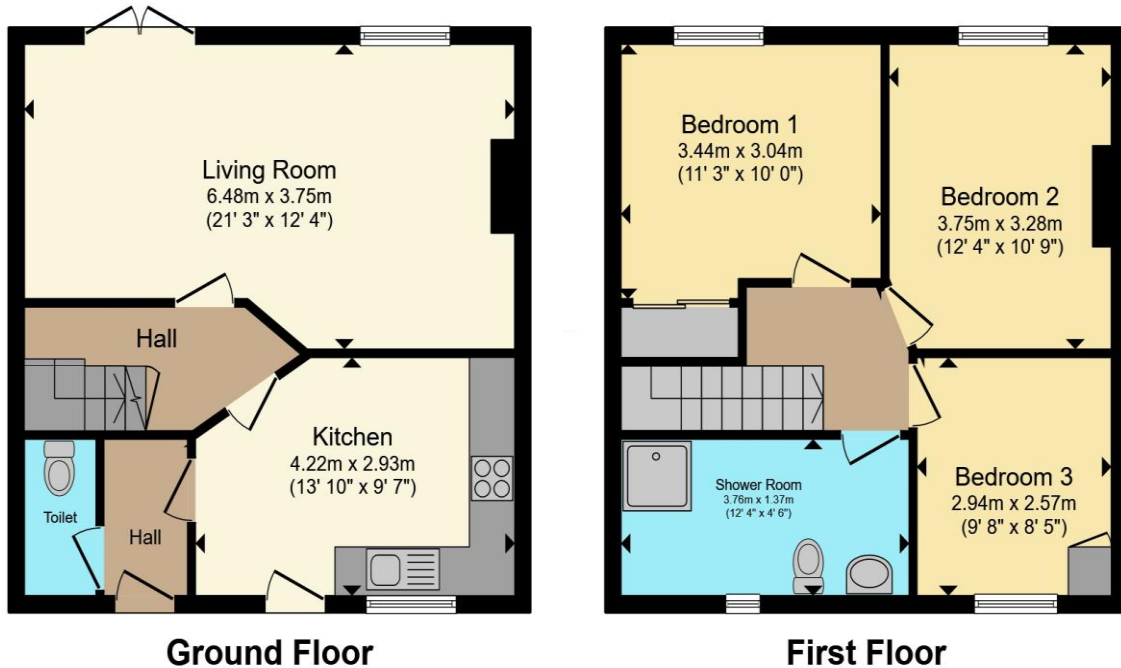
Bedroom Three

9' 6" x 8' 4" (2.90m x 2.54m)

Bathroom

Front & Rear Gardens

Floorplan



Total floor area 87.8 m² (946 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



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