



  
Abbey

Wenallt Road, Tonna,  
Neath, Neath Port Talbot, SA11 3HZ.

Offers in the Region Of £159,999

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

If you are interested in this home, please contact us verbally.

Click the link of 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 three-bedroom semi detached bungalow in the sought after village location of Tonna. This home requires attention which is reflected in the marketing figure. We strongly recommend internal of the home to avoid any disappointment. The accommodation consists of the of entrance vestibule, hall, lounge, three bedrooms, shower room, kitchen with units and a rear lobby area. Externally there are front and rear gardens. Garage with a driveway.

### Entrance

via pvc door into the vestibule.

### Vestubule

Door into the hall.

### Hall

radiator, storage cupboard. Doors off to the rooms.

### Lounge

10' 0" x 10' 8" (3.05m x 3.25m)

Double glazed window to the front aspect, double radiator.

### Bedroom One

11' 10" x 10' 2" (3.60m x 3.10m)

Double glazed window to the front aspect, double radiator.

### Bedroom Two

12' 8" x 7' 5" (3.86m x 2.26m)

Skylight, radiator, alcove storage.

### Inner Hall

Access to the loft door into bedroom three and the shower room.

### Bedroom Three

11' 6" x 9' 7" (3.50m x 2.92m)

Double glazed window to the rear aspect, radiator.

### Shower Room

7' 8" x 8' 0" (2.34m x 2.44m)

Non slip floor. Frosted double glazed window to the rear aspect, radiator. A suite consists of pedestal wash hand basin, push button toilet, shower area.

### Kitchen

12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed window to the rear aspect. Door into the rear lobby area. Radiator. A range of fitted wall and base units inset stainless steel sink unit, gas hob, extractor fan, plumbed for a washing machine. Tiled splash backs. Cupboard housing boiler.

### Rear Lobby Area

Pvc door to the side aspect.



## Garden

To the front is laid to lawn with a side driveway leading to the garage. To the rear there is an enclosed rear garden.

## Garage

In need of attention.

## Tenure - Freehold

Please ask your solicitor to check the tenure.

## Council Tax - C

## Energy Performance Certificate

Our assessor is undertaking the report on the home.

## Important Notice

We will require proof of funds before a viewing will go ahead on the home. Upon acceptance of an offer we will require a deposit to ourselves of £3,500 (non-refundable) which will not be included in the purchase price, as a finders fee to Abbey Residential Agents Limited.

## 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

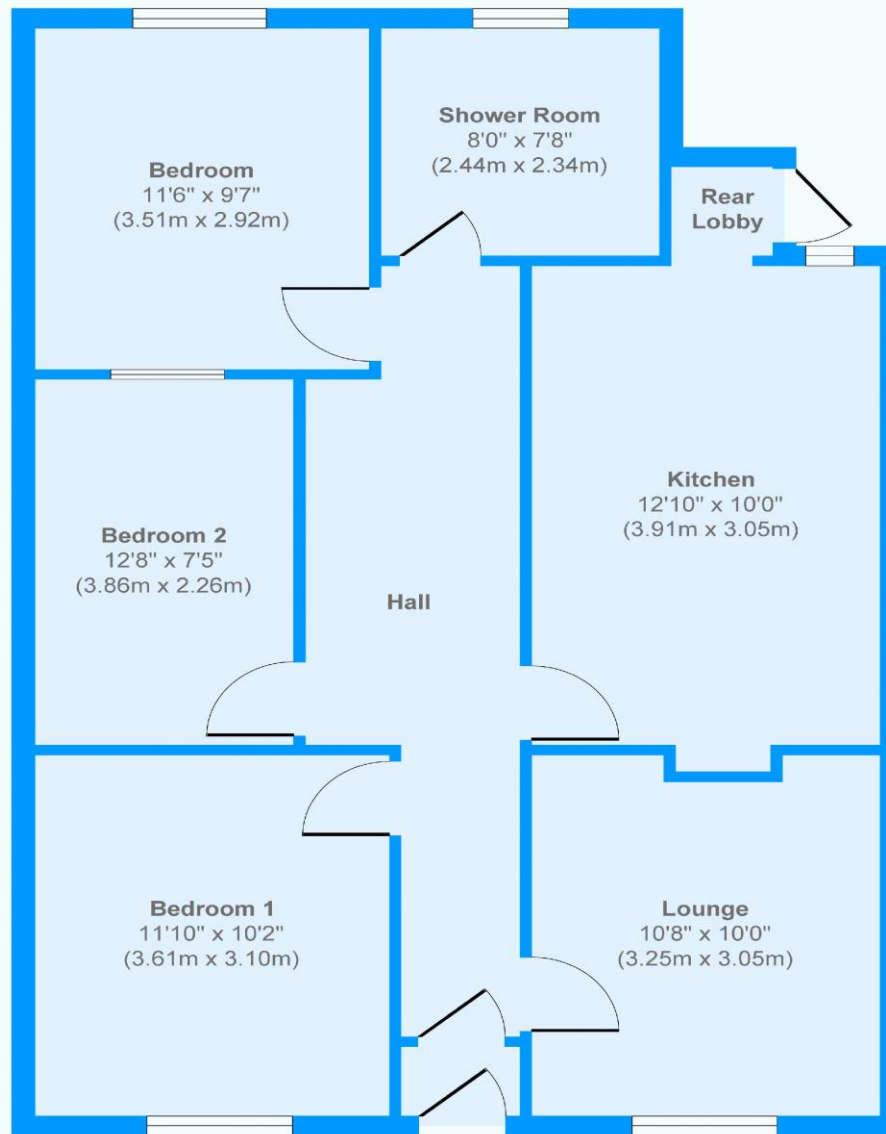
should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







# Wenallt Road, Tonna, Neath, SA11 3HZ



Floor Plan

Approx. Gross Internal Floor Area 849 sq. ft / 78.87 sq. m

Produced by Elements Property



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