



88 Henfaes Road,, Tonna, Neath, SA11 3EX

Offers In The Region Of £669,950

Situated within the popular village of Tonna, close to local primary school, the popular Gnoll Country Park and Aberdulais Waterfalls and a short drive from all facilities and amenities at Neath Town Centre, an immaculately presented detached residence which lends itself to fantastic spacious family accommodation over 4 storeys, to include cloakroom, living room, beautifully appointed Sigma 3 fitted kitchen/breakfast room to the ground floor, main bedroom with fully fitted walk-in dressing room and shower room, 2 further bedrooms and family shower room to the first floor, another 2 bedrooms and ensuite bathroom to the second floor and wash room, utility room, gym/bedroom 6, games room and cinema room to the lower ground floor. Externally, there is ample parking to the front driveway which leads to integral double garage, enclosed well laid out rear garden. Internal viewing is highly recommended of this property.

Main dwelling

Electric gates to block paved front entrance driveway allowing parking for several vehicles, mature trees and shrubs, access to integral double garage with power and light. Side access to rear of property.

Entrance hallway



Entrance hallway with Laura Ashley floor tiles, personal access door to garage, radiator, coved ceiling, stairs to first and lower ground floor.



Cloakroom



2 piece suite in white comprising w.c., wash hand basin, Laura Ashley floor tiles, radiator, coved ceiling.

Living room 24'9 x 10'11 (7.54m x 3.33m)



With double glazed french doors to decked balcony and double glazed window with lovely views to rear. Coved ceiling, two radiators.



Balcony view off living room



Kitchen/breakfast room 31'9 x12'7 (9.68m x3.84m)



Beautifully appointed Sigma 3 kitchen equipped with

a full range of fitted base and wall units in 'Duck-egg' blue with solid granite work surface, wall mounted display cupboards, Rangemaster gas cooker with extractor canopy over housed in attractive featu





FIRST FLOOR

Landing area



Landing area



Bedroom 1 17'5 x 14'11 (5.31m x 4.55m)



With double glazed window to rear, coved ceiling, radiator.



Dressing room 17'5 x 6'9 (5.31m x 2.06m)



Ensuite



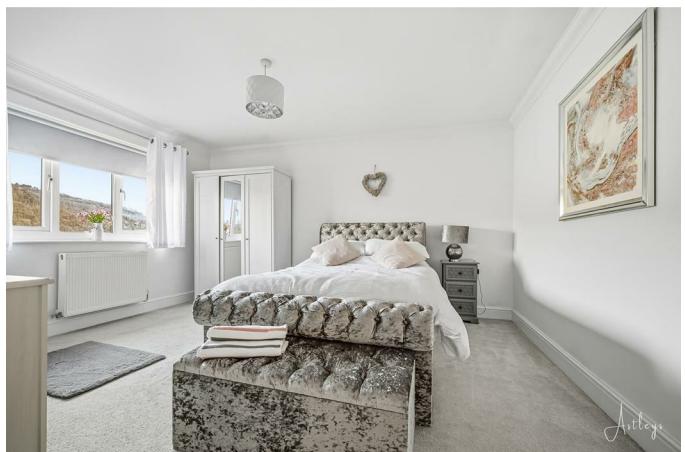
With range of Sharpe fitted wardrobes in 'Cashmere' incorporating dressing table, double glazed window to rear, radiator.

En suite



With 4 piece Heritage bathroom suite in white comprising freestanding bath with shower to taps, w.c., wash hand basin, double shower cubicle with Rainfall shower head and hand held shower, Laura Ashley tiled floor with under floor heating, part tiled wall

Bedroom 2 14'5 x 11'9 (4.39m x 3.58m)



With double glazed window to rear, radiator, coved ceiling.

Bedroom 2



Shower room 12' x 7'6 (3.66m x 2.29m)



Bedroom 3 14'7 x 12'4 (4.45m x 3.76m)



With 3 piece suite in white with double shower cubicle with Rainfall shower head and hand held shower, w.c., wash hand basin, double fitted storage cupboard, tiled floor, fully tiled walls, double glazed window to front, radiator, spotlights and coving to

Two double glazed windows to front, coved ceiling.

SECOND FLOOR

Landing area



Bedroom 5 15'8 x 6'8 (4.78m x 2.03m)



Bedroom 4 15'11 x 14'6 (4.85m x 4.42m)



With laminate flooring, two velux windows, small window to front, radiator.

With 2 velux windows, eaves storage, radiator.

Ensuite 15'8 x 12' (4.78m x 3.66m)



3 piece suite in white comprising panelled bath, w.c., wash hand basin, tiled floor, part tiled walls, eaves storage, window to front, spotlights to ceiling, radiator.





LOWER GROUND FLOOR

Inner hall



With tiled floor, radiator.

Study 10'9 x 8'11 (3.28m x 2.72m)



With double glazed window to rear, radiator, coved ceiling.

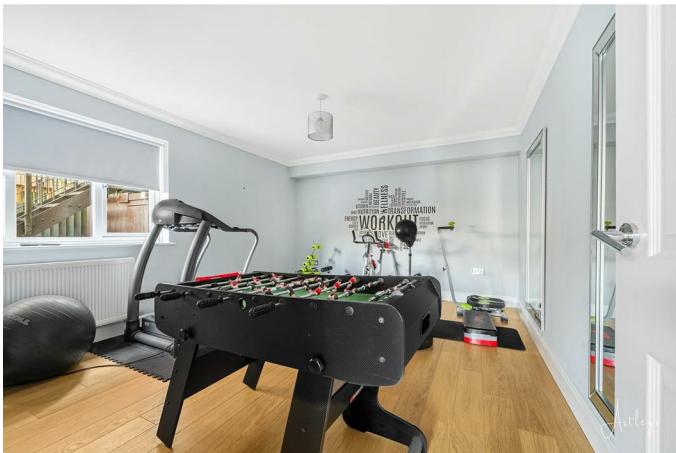
Utility room 14'9 x 12'6 (4.50m x 3.81m)



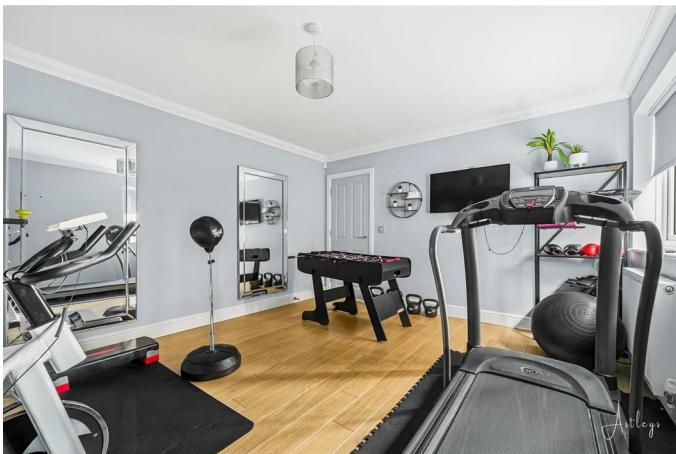
With fitted base and wall units in maple colour with work surfaces, space for washing machine and tumble dryer, triple fitted storage cupboard with sliding doors, fitted shelving, double glazed window and door to rear, stainless steel sink unit, tiled flo



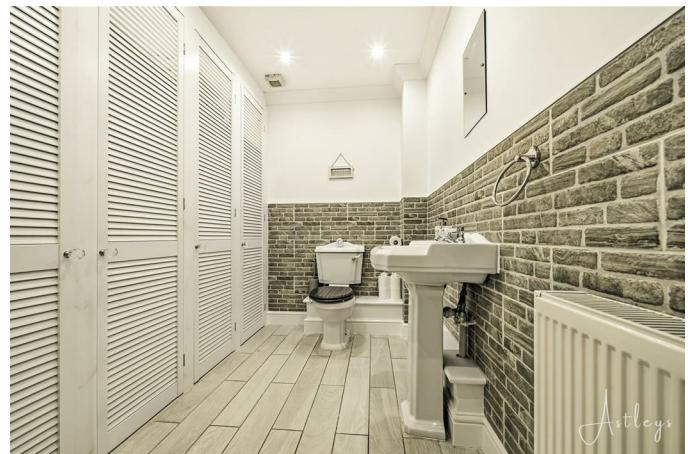
Gym/Bedroom 6 14'8 x 12'3 (4.47m x 3.73m)



With double glazed window to side, radiator, coved ceiling.



Washroom 10'2 x 5'4 (3.10m x 1.63m)



With 2 piece suite in white comprising w.c. and wash hand basin, range of storage cupboards with louvre doors, tiled floor, part tiled walls, spotlights and coving to ceiling.

Cinema room 17' x 15'1 (5.18m x 4.60m)



With LED Mood lighting, spotlights to ceiling, radiator. The equipment within this room, which includes 4 Parker Gnoll red leather recliner chairs, fitted screen, side speakers, projector, sound system and wall mounted sound boards is available to buy



Games room 15'7 x 14'10 (4.75m x 4.52m)



With double glazed French doors leading to rear garden, coved ceiling, radiator. There is a full size pool table with overhead lighting included in this room.



Garden



Fully enclosed rear garden with full width patio and decked area with galvanized steel wrought iron ballustrading, steps down to lawn, golf putting green and driving net, 3 fibreglass storage sheds, garden play equipment, outside water tap and security li





Front parking area



Drone



Agents notes

Neath Port Talbot Council Tax Band: G
Annual Price: £4,068

Agents notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

3,810 ft 2 / 354 m 2

Plot size:

0.21 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

11 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

Virgin

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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