



## Henfaes Road, £240,000

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



 3  2  2



## About the property

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!





## 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 )

## Floorplan



Total floor area 108.4 m<sup>2</sup> (1,167 sq.ft.) approx

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