



2 Hooper Way, Tonna, Neath, SA11 3FB

Offers In Excess Of £300,000

This detached home occupies a superior plot and combines practical family living with well designed entertaining spaces, centred around a spacious open plan kitchen and dining area that opens onto the rear garden. Outside, the garden features an outdoor kitchen, creating an ideal setting for dining and socialising, while the converted garage provides valuable additional living space. Two utility rooms and driveway parking for three vehicles further enhance the home's functionality.

A welcoming hallway leads to the main lounge, while the kitchen and dining area connects to a utility room and cloakroom. A second reception room offers flexibility as a playroom, home office or snug, complemented by a further utility and storage room and useful under stairs cupboard.

Upstairs, the principal bedroom benefits from a dressing area and en suite, while the remaining bedrooms are served by the family bathroom.

Situated within the popular village of Tonna, the property enjoys easy access to local amenities, well regarded schools, countryside walks and the scenic surroundings of Gnoll Estate Country Park. Neath town centre, transport links and the M4 corridor are all within convenient reach.

Offering versatile accommodation, a superior plot and excellent indoor and outdoor living spaces, this is a home well suited to families and professionals alike.

Main dwelling



Composite front door into hallway:

Hallway 9'6" x 4'0" (2.9 x 1.24)



Tiled floor, panelling with radiator

Lounge 9'9" x 17'9" (2.99 x 5.42)



Electric feature fire, LVT flooring, Bay window to front, radiator x 2, panelling on the walls, understairs storage cupboard



Kitchen/Diner 17'4" x 10'3" (5.3 x 3.14)



A range of grey base and wall units with coordinating counter tops, partially tiled, integrated fridge/freezer, dishwasher and electric oven with extractor fan, electric hob, stainless steel sink with drainer and mixer tap, double doors to garden and side window to garden, radiator, tiled floor and window to the back



Dining area



Utility Room 6'2" x 6'7" (1.88 x 2.02)



Space for washing machine and tumble dryer, a range

of grey base and wall units housing the boiler,
Window to the side, tiled floor, door to w/c

Cloakroom 6'5" x 2'11" (1.97 x 0.90)

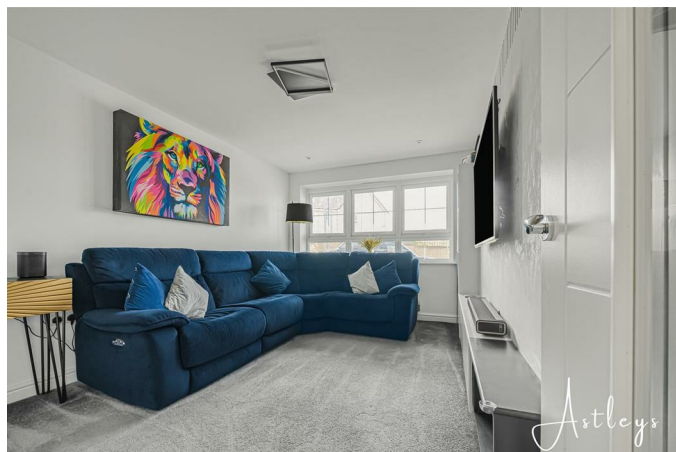


White low level w/c, sink, partially tiled walls, tiled floor, radiator and window to the back

Family Room 14'1" x 9'11" (4.3 x 3.04)



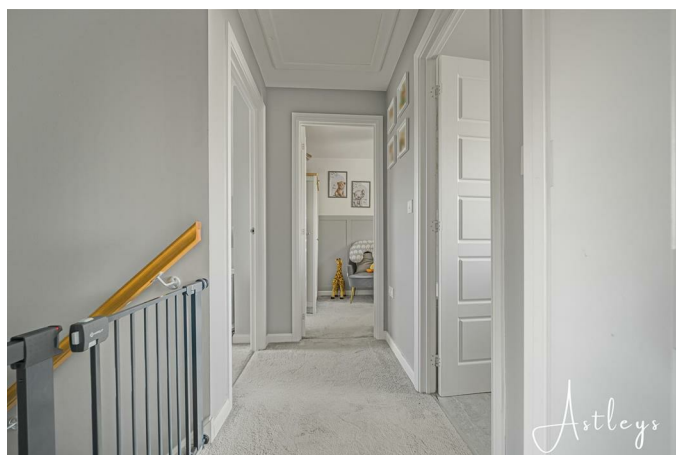
Window to the front and radiator



Second Utility area 5'8" x 6'4" (1.73 x 1.94)

Radiator and hanging space

Landing



Bedroom 1 11'10" x 10'8" (3.62 x 3.26)



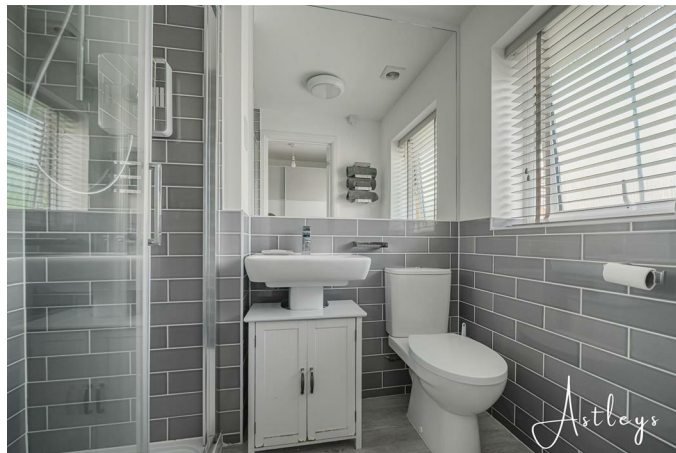
radiator and window to the front

Bedroom 1/Dressing Area 5'8" wide (1.75 wide)



Radiator, window to the back

Ensuite 6'10" x 4'8" (2.10 x 1.43)



White low level w/c, sink and walk in shower, partially tiled, LVT floor, radiator and window to the back

Bedroom 2 10'5" x 11'1" (3.18 x 3.39)



Walk in wardrobe, window to the front and radiator and panelling



Bedroom 3 10'8" x 6'9" (3.27 x 2.08)



Window to the back and radiator

Main Bathroom 6'3" x 6'3" (1.93 x 1.92)



Fully tiled with white pedestal sink and low level w/c, bath, window to the back ,tiled floor and radiator

Garden



Paved area housing an outside kitchen, with artificial grass, hot and cold water tap, garden shed for storage and side access. Parking to the front for 3 x cars.



Front Parking



Drone



Agents Notes

Conservation Area :

No

Flood Risk;

River : Very low

Seas : Very low

Floor Area;

979 ft 2 / 91 m 2

Plot size:

0.07 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

15 Mbps

Superfast

42 Mbps

Ultrafast

2000 Mbps

Satellite / Fibre TV Availability:

BT

Sky

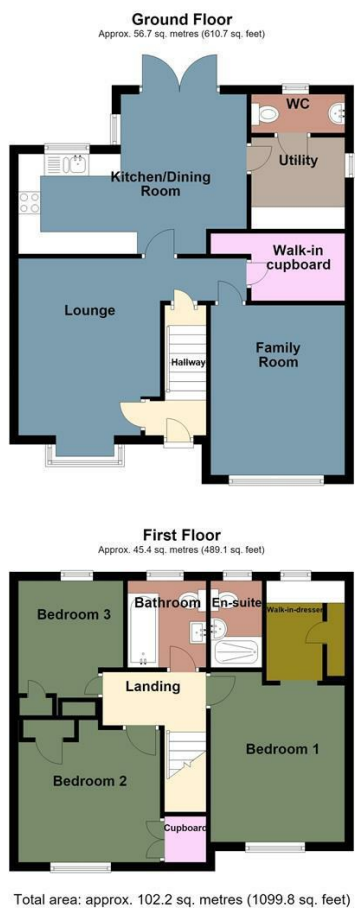
Virgin

Agents Notes

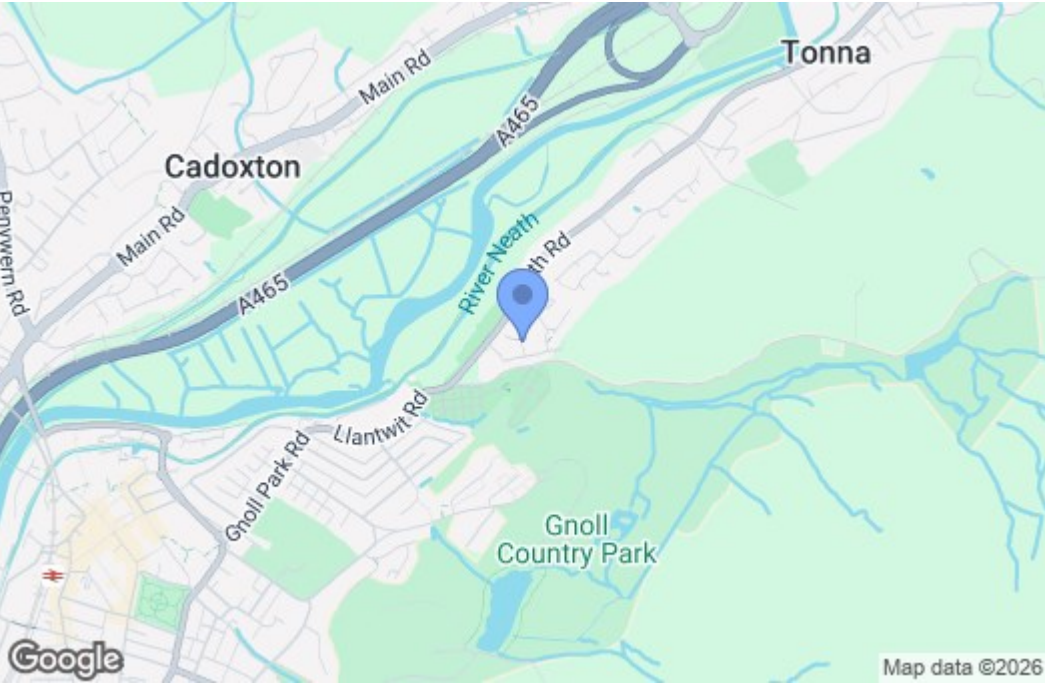
Neath Port Talbot Council Tax Band: E

Annual Price:
£3,106

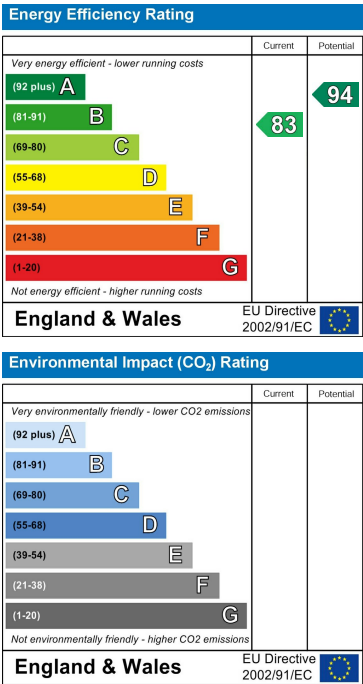
Floor Plan



Area Map



Energy Efficiency Graph



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