



## 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)**

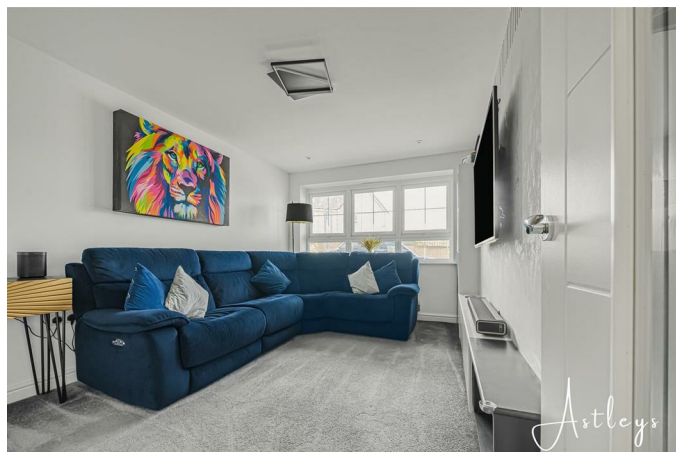


White low level w/c, sink, partially tiled walls, tiled floor, radiator and window to the back

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



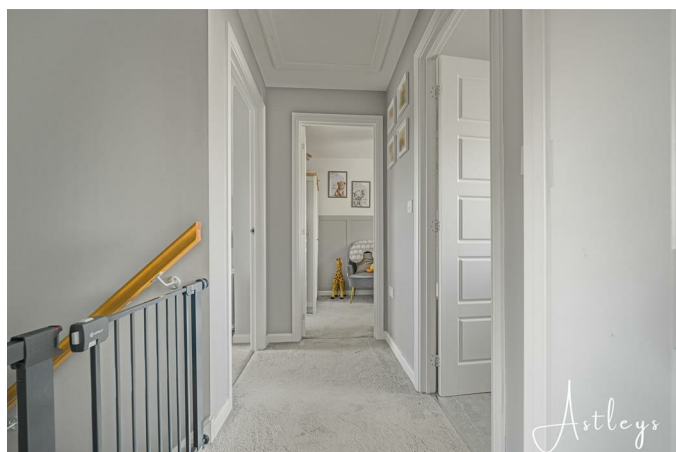
Window to the front and radiator



**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

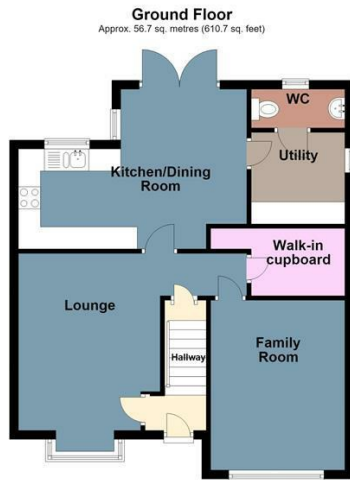
Virgin

**Agents Notes**

Neath Port Talbot Council Tax Band: E

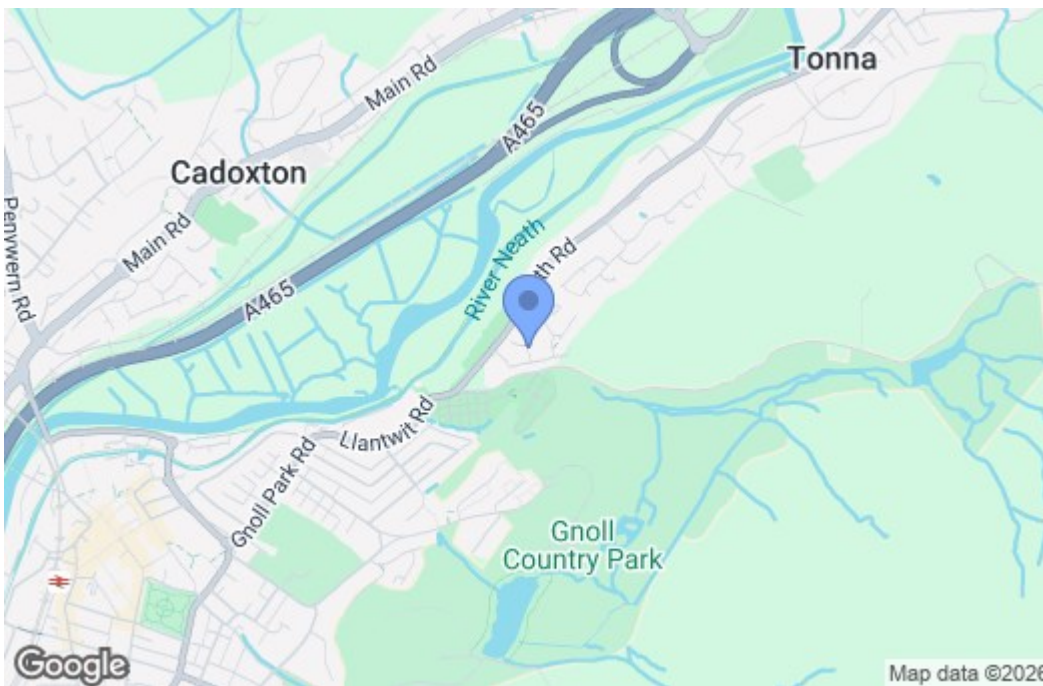
Annual Price:  
£3,106

## Floor Plan

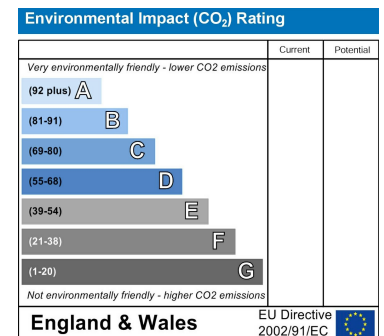
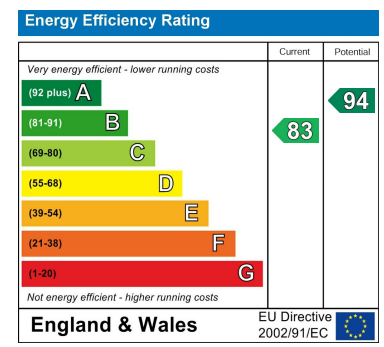


Total area: approx. 102.2 sq. metres (1099.8 sq. feet)

## Area Map



## Energy Efficiency Graph



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