



## 6 Whittington Street, Tonna, Neath, SA11 3JG

**Offers In The Region Of £144,950**

Full of period charm and thoughtfully updated for modern living, this attractive home in Tonna, is centred around a spacious open plan kitchen and dining area, creating a sociable setting for everyday life and entertaining alike. Two reception rooms provide excellent flexibility, with the main lounge featuring a charming log burner that adds warmth and character. The practical layout is further enhanced by the convenience of a first floor bathroom together with a useful ground floor WC. Outside, the enclosed garden offers an attractive combination of paved seating areas, artificial lawn and a useful storage shed.

The accommodation comprises a porch leading into the hallway, two reception rooms, a generous kitchen and dining space, and a utility room with WC. Upstairs, the landing leads to well proportioned double bedrooms and a family bathroom, providing comfortable accommodation that balances character with modern convenience.

Situated within the popular village of Tonna, the property is well placed for local shops, schools and everyday amenities, while the nearby Gnoll Estate Country Park and surrounding countryside provide excellent opportunities for outdoor recreation. Neath town centre is within easy reach, along with convenient access to the A465 and M4 corridor for commuting across South Wales.

An appealing choice for first time buyers, professionals, downsizers and small families seeking a character home in a well connected village setting

## Main Dwelling

Composite front door into:

## Porch

Door into:

Hallway 22'7" x 3'1" (6.9 x 0.95)



Radiator

Main Lounge 10'4" x 13'1" (3.16 x 3.99)



Log burner with wooden mantle, coving, ceiling rose, window to the front, electric radiator



Reception Room 10'5" x 11'0" (3.19 x 3.37)



Fire place with wooden mantle, patio doors to the side and radiator



**Kitchen/Diner 20'11" x 8'8" (6.38 x 2.66)**



A range of sage green base and wall units with cream counter tops, gas hob, electric oven and extractor fan over, stainless steel sink with drainer and mixer tap, partially tiled, patio doors to the side, and window to the side, electric mini radiator and radiator x 2, lino flooring, under stairs storage cupboard



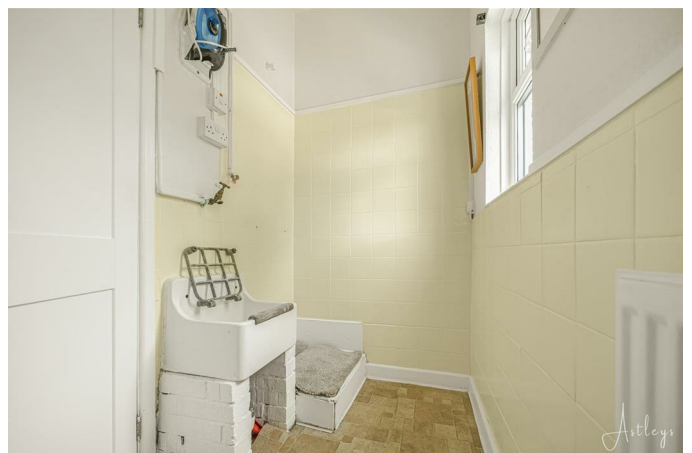
**Kitchen/diner**



**Utility Room/W/C 9'4" x 4'0" (2.86 x 1.24)**



Low level w/c and sink, lino flooring and windows x 2 to the back and radiator



**Landing 12'11" x 5'4" (3.96 x 1.65)**



Radiator x 2 and attic hatch

**Landing**



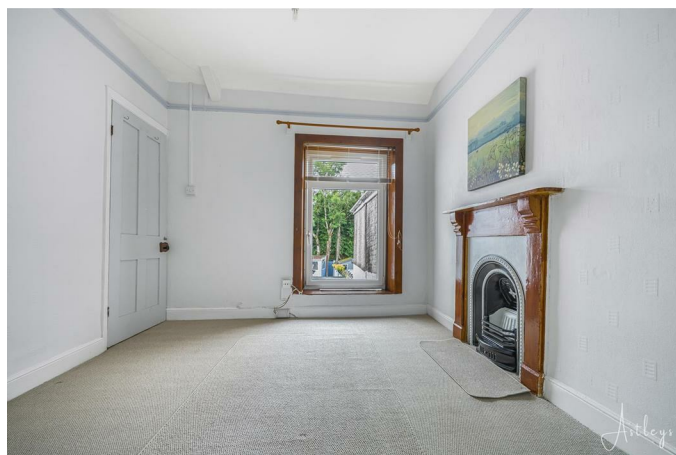
**Bedroom 1 15'5" x 10'2" (4.7 x 3.11)**



Fireplace, window x 2 to front, radiator and coving



**Bedroom 2 11'4" x 9'6" (3.46 x 2.91)**



Fireplace, window to the back, coving and radiator



**Family Bathroom 8'9" x 11'3" (2.69 x 3.44)**



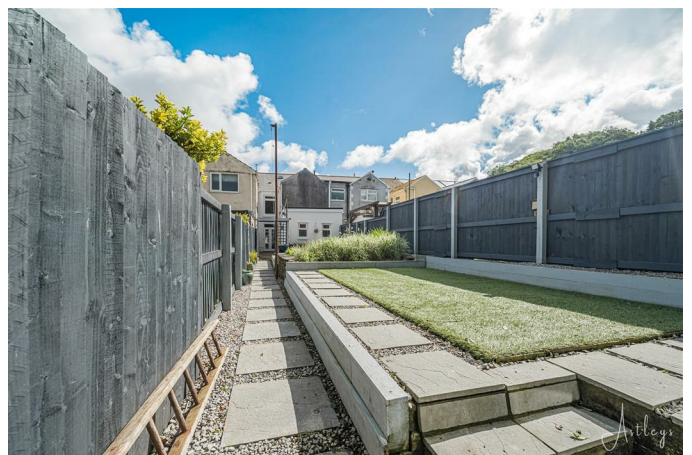
White suite with low level w/c, pedestal sink, bath with shower over, tiled floor, window to the side, radiator and storage radiator, two storage cupboards



## Garden



Garden shed, back access, paved seating areas, shrubbery, artificial grass, raised beds. Courtyard garden to the front



## Drone



Sky  
Virgin

## Agents Notes

Neath Port Talbot Council Tax Band: B

Annual Price:

£1,977

## Agents Notes

Conservation Area :

No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,054 ft<sup>2</sup> / 98 m<sup>2</sup>

Plot size:

0.05 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

7 Mbps

Superfast

38 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

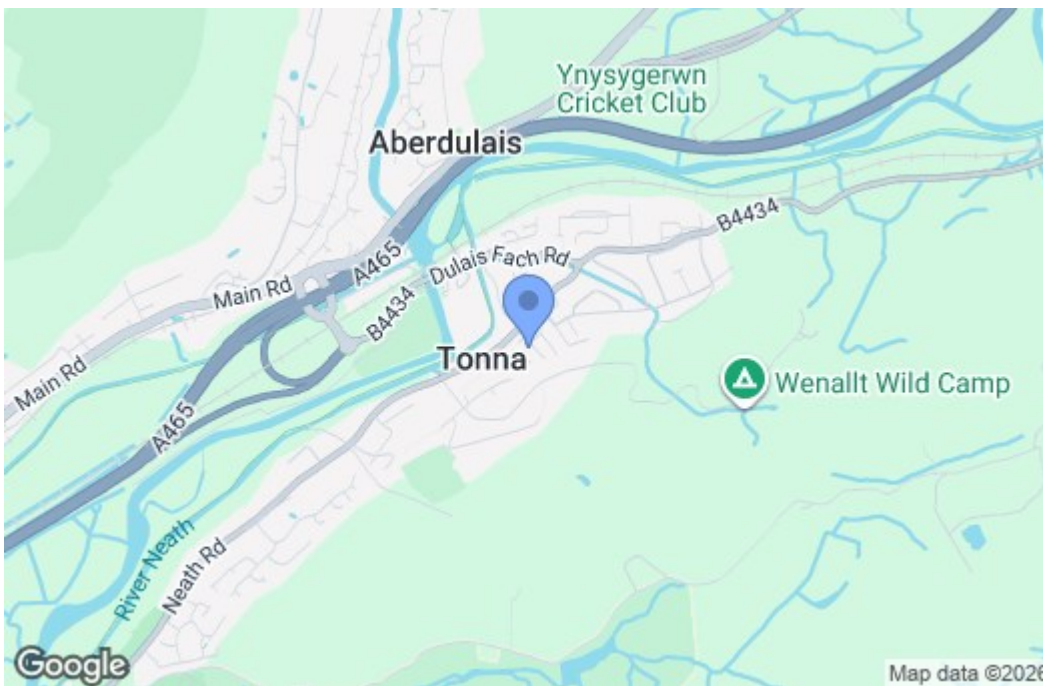
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## Floor Plan

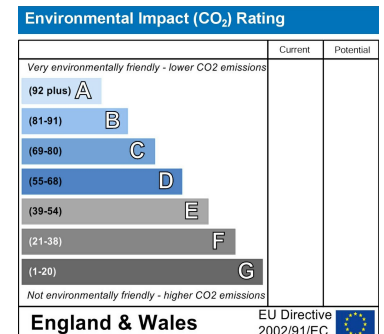
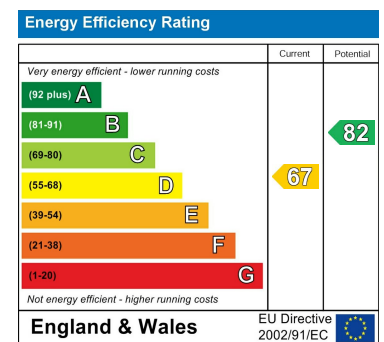


Total area: approx. 95.8 sq. metres (1031.3 sq. feet)

## Area Map



## Energy Efficiency Graph



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