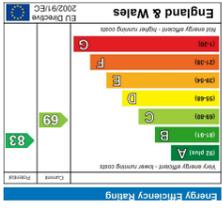
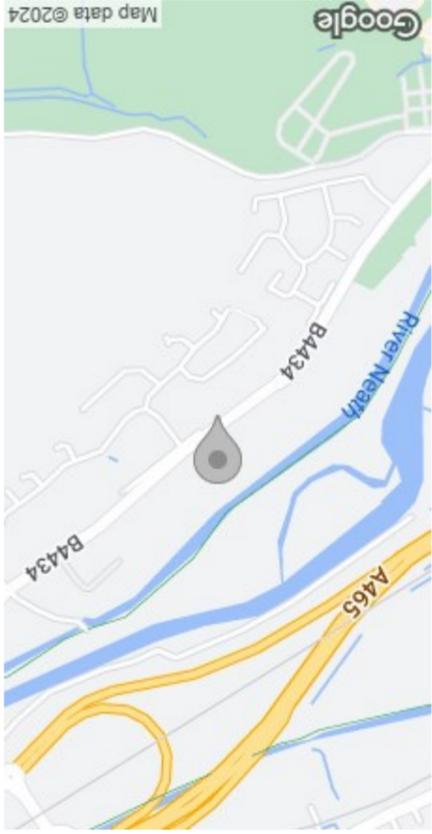




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

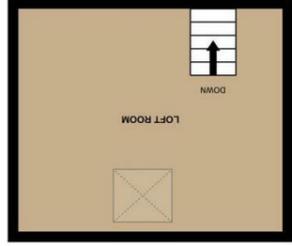


EPC

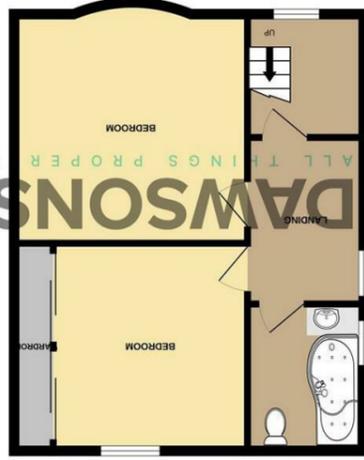


AREA MAP

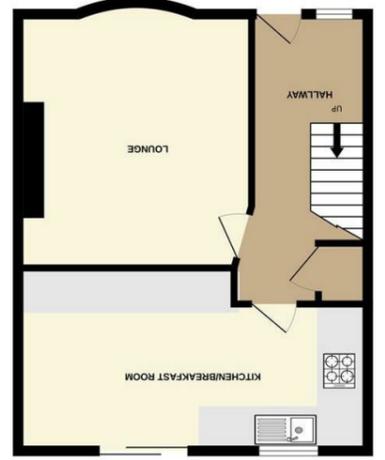
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given. Made with Metropix ©2024



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



42 Neath Road
 Tonna, Neath, SA11 3DJ
 Asking Price £229,950



GENERAL INFORMATION

An opportunity to purchase a deceptively spacious three bedroom semi detached property. Set in the sought after location of Tonna, just a few miles from Neath and within a short distance from the A465 Inter valley link road and M4, this property must be seen to be appreciated! Briefly comprising of Entrance Hall, Lounge and Kitchen/ Breakfast Room. To the first floor are three bedrooms and a modern family Bathroom plus access to the loft room. This lovely family home benefits from Driveway parking for several vehicles, Landscaped rear garden with Summer House/ decked area, Pergola, out side W.C and a second out house which could work well as an office space. Viewing is high recommended. Offered with no onward Chain. Council Tax Band = C | EPC = C | FREEHOLD

FULL DESCRIPTION

ENTRANCE

Enter via uPVC double glazed door into:

HALLWAY

uPVC window to front, radiator, tiled flooring, stairs to first floor, under stairs storage. Doors to;

LOUNGE

13'3" x 12'3" (4.05 x 3.75)

uPVC bay window to front, radiator, Laminate wood effect flooring.

KITCHEN/BREAKFAST ROOM

17'8" x 6'10" (5.41 x 2.10)

Fitted with a range of wall and base units with complementary work surfaces over, four ring hob with electric oven and extractor fan over, stainless steel sink with mixer tap, plumbed for washing machine and dishwasher, tile effect splash back, radiator, uPVC double glazed window to rear, uPVC sliding doors to rear. Space for American style fridge freezer or breakfast bar.



FIRST FLOOR

LANDING

uPVC Window to side.

BEDROOM ONE

11'4" x 10'3" (3.46 x 3.14)

uPVC double glazed bay window, radiator.

BEDROOM TWO

11'3" x 10'3" (3.45 x 3.14)

uPVC double glazed window to rear with views over the garden, fitted wardrobes, radiator.

BATHROOM

7'5" x 6'11" (2.28 x 2.11)

Three piece suite comprising low level W.C P shaped bath with shower over, table top sink with mixer tap, tiled walls and floor, uPVC double glazed window to side.

BEDROOM THREE

7'8" x 6'4" (2.34 x 1.95)

UPVC double glazed window to front, radiator access to:

ATTIC ROOM

13'11" x 11'3" (4.26 x 3.44)

Velux window to rear.

EXTERNAL

Front : Driveway with parking for several vehicles, bordered with mature shrubs.

Rear : Outside tap and W.C, Office/ Gym, patio area with pergola with steps leading to garden laid to Astro turf following on to the raised deck with a Summerhouse house, an excellent versatile space.

TENURE - FREEHOLD

COUNCIL TAX BAND - C

ADDITIONAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - Octopus Energy

Gas - Octopus Energy

Water - YES

Broadband - YES

Broadband Supplier - SKY

Drainage - YES (WELSH WATER MAINS)

Total Floor Area - 71 Square Metres.

