



Wenallt Road, Tonna,  
Neath, Neath Port Talbot, SA11 3HZ.

Offers in the Region Of £319,950



\*\*\*\*\*Exclusive with Abbey Residential Agents\*\*\*\*\*

If you are interested in this home, please contact ourselves verbally. Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned versatile, five bedroom detached family residence in the sought after village location of Tonna.

Close proximity to Tonna Rugby Club, countryside walks along the Neath Tenant Canal. Spar with local Post Office on Heol Caredig, Luck Corner Asian Takeaway, Tonna Primary School, Royal British Legion located by Canal Side. Riverside Restaurant and Golf Range. Good road links to the A465.

There is a currently a shortage of homes available in this location and we strongly recommend early viewing to avoid disappointment. This home has been a family home for a long period of time and offers an opportunity for a new family to enjoy. Vacant Possession with No Onward Chain.

To the ground floor there is an entrance hall, dining area through to the kitchen, lounge, inner hall, bedroom one, bedroom two, study and a family bathroom. To the first floor there a landing area, further three double bedrooms and a well appointed shower room. Externally there are front and rear gardens. Driveway to the front leading to the garage. There is also external utility room accessed via the rear patio area.



### Entrance

via feature pvc door into the hall with side frosted panes to the left and right hand side.

### Hall

Tiled floor, radiator, textured ceiling with coving. Door into the kitchen/diner.

### Kitchen/Diner

19' 0" x 9' 4" (5.79m x 2.84m)  
Double glazed window to the front and side aspect, radiator, textured ceiling with coving. Stable pvc door to the side aspect. Brick tiled splash backs, tiled floor to the kitchen area, carpet to the dining area. Radiator. A range of fitted wall and base units inset stainless steel sink unit. Inset electric hob, oven, extractor fan. Stainless steel splash back. Under lights to the wall units. Space for a dishwasher. Integrated fridge. Door into the lounge.

### Lounge

15' 3" x 11' 4" (4.64m x 3.45m)  
Double glazed window to the side aspect, textured ceiling with coving, focal surround, radiator. Door into the inner hall.



### Inner Hall

Textured ceiling. Door into bedroom one. Door into bedroom two. Door into the study. Door into the downstairs family bathroom.

### Downstairs Family Bathroom

6' 8" x 9' 0" (2.03m x 2.74m)  
Frosted double glazed window to the side aspect, tiled floor, radiator, plain plastered ceiling with coving and integrated spot lights. Fully tiled to walls and floor. A four piece suite inset pedestal wash hand basin, push button toilet, panelled bath, shower cubicle.

### Bedroom One

12' 9" x 9' 3" (3.88m x 2.82m)  
Double glazed window to the rear aspect, radiator.

### Bedroom Two

9' 7" x 11' 7" (2.92m x 3.53m)  
Double glazed window to the rear aspect, plain plastered ceiling, radiator.



### **Study**

10' 3" x 8' 4" (3.12m x 2.54m)

Double glazed window to the side aspect, plain plastered ceiling, radiator. Staircase to the first floor.

### **First Floor Landing**

Plain plastered ceiling. Doors off to the three bedrooms and the shower room. Linen cupboard housing boiler.

### **Bedroom Three**

19' 0" x 15' 1" (5.79m x 4.59m)

Two double glazed windows to the front aspect. Double glazed window to the side aspect, radiator. Door leading to a walk in wardrobe.

### **Bedroom Four**

11' 5" x 9' 3" (3.48m x 2.82m)

Double glazed window to the side and rear aspect, radiator, plain plastered ceiling.

### **Bedroom Five**

11' 5" x 8' 8" (3.48m x 2.64m)

Double glazed window to the side and rear aspect, radiator, plain plastered ceiling.

### **Shower Room**

7' 9" x 6' 0" (2.36m x 1.83m)

Frosted double glazed window to the side aspect. Plain plastered ceiling with spotlights. A suite consists of pedestal wash hand basin, toilet, walk in shower cubicle, extractor fan, radiator. Fully tiled to walls and floor.

### **Garden**

To the front there is walled frontage with hedge to the front, laid to lawn. Side driveway leading to the garage. To the rear there is hard standing for a patio area. Gate with steps leading up to the tiered rear garden. Pvc door to the garage. Pvc door into the utility room. First tier is patio area with railings pathway leading to area laid to lawn.

### **Tenure - Freehold**

Please obtain verification from your solicitor.

### **Council Tax - D**

### **Energy Performance Certificate**

Current - 66 - D Potential - 79 - C Total Floor Area 137 square metres Certificate Number - 6914 - 9087

- 1102 - 0623 - 0606 Valid until 20 July 2033 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### **Viewing by appointment with the selling agents.**

Please contact ourselves to arrange a viewing of this home.

### **Disclaimer**

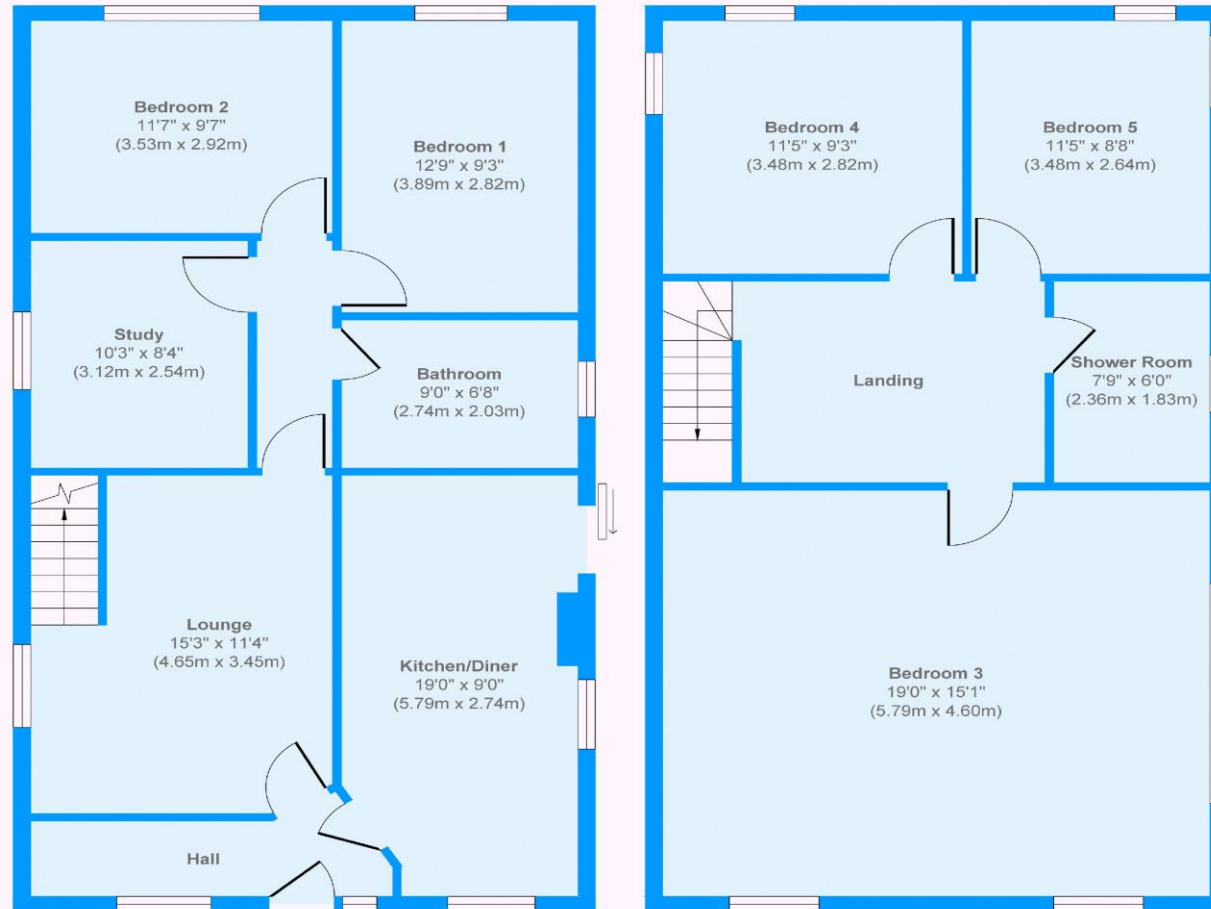








# Wenallt Road, Tonna, Neath, SA11 3HZ



**Approx. Gross Internal Floor Area 1658 sq. ft / 154.02 sq. m**

Produced by Elements Property

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