



Park Street, Tonna
Neath, Neath Port Talbot SA11 3JF

Offers in the Region Of £152,500

****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 presented three bedroom stone fronted middle terraced family situated in the sought after village location of Tonna.

Close proximity to the local Spar with Post Office, Asian Takeaway, a short distance to Tonna Primary School. Good road links to the A465 through to the M4. We strongly recommend early viewing of this home. Vacant Possession with No Onward Chain.

The accommodation consists to the ground floor of an entrance hall, 24ft lounge, dining room and a modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally to the rear there is an enclosed courtyard garden. Garage with rear lane access.



Entrance

via pvc door into the hall.

Hall

Radiator. Stairs to the first floor. Plain plastered ceiling with coving. Door into the lounge.

Lounge

24' 0" x 11' 1" (7.31m x 3.38m)

Double glazed window to the front aspect, plain plastered ceiling with coving, laminated flooring, double glazed window to the rear aspect.

Dining Room

13' 5" x 8' 2" (4.09m x 2.49m)

Double glazed window to the side aspect, plain plastered ceiling with coving. A range of base and wall units. Understairs cupboard.

Kitchen

9' 7" x 10' 0" (2.92m x 3.05m)

Frosted pvc door to the side aspect leading into the enclosed rear garden. Double glazed window to the rear aspect. A range of base units inset sink unit,

plain plastered ceiling, cooker point, plumbed for a washing machine.

First Floor Landing

Access to the loft. Plain plastered ceiling with coving.

Bedroom One

9' 5" x 12' 2" to the wardrobes (2.87m x 3.71m)

Two double glazed window to the front aspect, textured ceiling with coving, double radiator, fitted wardrobes.

Bedroom Two

11' 8" x 8' 10" (3.55m x 2.69m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

8' 0" x 8' 6" (2.44m x 2.59m)

Double glazed window to the rear aspect, airing cupboard with tank, plain plastered ceiling, radiator.

Family Bathroom

5' 6" x 5' 7" (1.68m x 1.70m)

Frosted double glazed window to the side aspect, plain plastered ceiling, chrome towel rail. A suite



consists of sink unit, toilet, panelled bath and a shower screen.

Garden

To the front there is forecourt frontage with a gate leading to the steps up to the main front door. To the rear there is an enclosed patio door gate to the rear lane access. Door into the garage.

Garage

With up and over door.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax Band - B

Energy Performance Certificate

Our accessor is undertaking the report.

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via the virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the



process. Please respect the procedures in place at this time.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey



Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





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