



Clos Caegwenith, Tonna,
Neath Port Talbot, SA11 3ER.

Offers in the Region Of £335,000

**** 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 four bedroom executive detached residence set on a corner position with far reaching views of the surrounding countryside in the sought after village location of Tonna. Close proximity to Tonna Rugby Club, Spar Stores with Post Office at Heol Caredig, Lucky Corner Asian Takeway, Tonna Primary School, Royal British located by canal side. Good road links into Neath and the A465 close-by. This executive detached family residence has been in the same family since the construction of the home. We strongly recommend early viewing of this home. Vacant Possession with No Onward Chain.

To the ground floor there is an entrance hall, cloakroom, lounge, kitchen/diner with fitted units, dining room, conservatory. To the first floor there are four bedrooms, en-suite shower room to the master bedroom and a family bathroom. Externally there are front side and rear gardens. Garage with a driveway.



Entrance

via pvc door into the entrance hall.

Hall

Textured ceiling with coving, under stairs cupboard. Engineered oak flooring. Staircase to the first floor. Dado rail. Door into the cloakroom. Door into the lounge. Door into the kitchen.

Cloakroom

Frosted double glazed window to the front aspect, textured ceiling, tiled floor, radiator, half tiled to walls. A suite consists of toilet, wash hand basin, radiator.

Lounge

17' 6" x 11' 5" (5.33m x 3.48m)
Double glazed bay window to the front aspect, textured ceiling with coving, engineered oak flooring, dado rail, two double radiator. Focal gas fire in a feature surround.



Kitchen

10' 3" x 16' 2" (3.12m x 4.92m)
Two double glazed windows to the rear aspect, textured ceiling with coving, tiled floor, double radiator, space for an upright fridge/freezer, space for a washing machine, space for a dishwasher, space for a table and chairs. A range of fitted wall and base units inset stainless steel sink unit, four ring gas hob, oven, extractor fan, storage cupboard. Feature leaded pvc door to the side access. Door into the dining room.

Dining Room

8' 8" x 11' 5" (2.64m x 3.48m)
Double glazed sliding door into the conservatory. Textured ceiling with coving. Engineered oak flooring, radiator.

Conservatory

9' 5" x 11' 0" (2.87m x 3.35m)
Fully double glazed. Tiled floor. Pvc door to the side elevation. Spot lights around the windows and three central spot lights.



First Floor Landing

Textured ceiling with coving. Access to the loft. Dado rail. Linen cupboard with radiator. Doors to the four bedrooms and the family bathroom.

Bedroom One

10' 10" to the wardrobe x 11' 8" (3.30m x 3.55m)
Double glazed window to the front aspect, radiator, textured ceiling, mirror fitted wardrobes. Door into the en-suite shower room.

En-suite Shower Room

4' 5" x 5' 1" (1.35m x 1.55m)
Frosted double glazed window to the front aspect, textured ceiling, extractor fan, oak flooring. Fully tiled to walls, chrome towel rail. A suite consists of toilet, sink unit, shower cubicle.

Bedroom Two

10' 1" x 12' 0" (3.07m x 3.65m)
Double glazed window to the rear aspect with far reaching views, radiator, textured ceiling.



Bedroom Three

13' 5" x 8' 7" (4.09m x 2.61m)
Double glazed window to the front aspect, textured ceiling, radiator.

Bedroom Four

8' 5" x 8' 7" (2.56m x 2.61m)
Double glazed to the rear aspect with far reaching views, radiator, textured ceiling.

Family Bathroom

7' 0" x 6' 0" (2.13m x 1.83m)
Frosted double glazed window to the rear aspect, textured ceiling, oak flooring, fully tiled to walls, extractor fan, radiator. A suite consists of toilet, panelled bath, pedestal wash hand basin, attached shower fitment to the bath taps.

Garden

To the front there is single vehicle drive to the front leading to the integral garage. To the left hand side there a side pathway with a gate leading into the rear garden. To the right hand side of the house there is a side gate with double gates leading to parking spaces for two vehicles with shingle area. To the rear there are far reaching views, low maintenance enclosed



rear garden with feature lights, pond area, patio area. Potting shed. Side access to a secluded garden which has an area laid to lawn with vegetable plot.

Garage

With up and over door with wall mounted boiler.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - D

Energy Performance Certificate

Our assessor is undertaking the EPC.

Viewing by appointment with the selling agents.

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

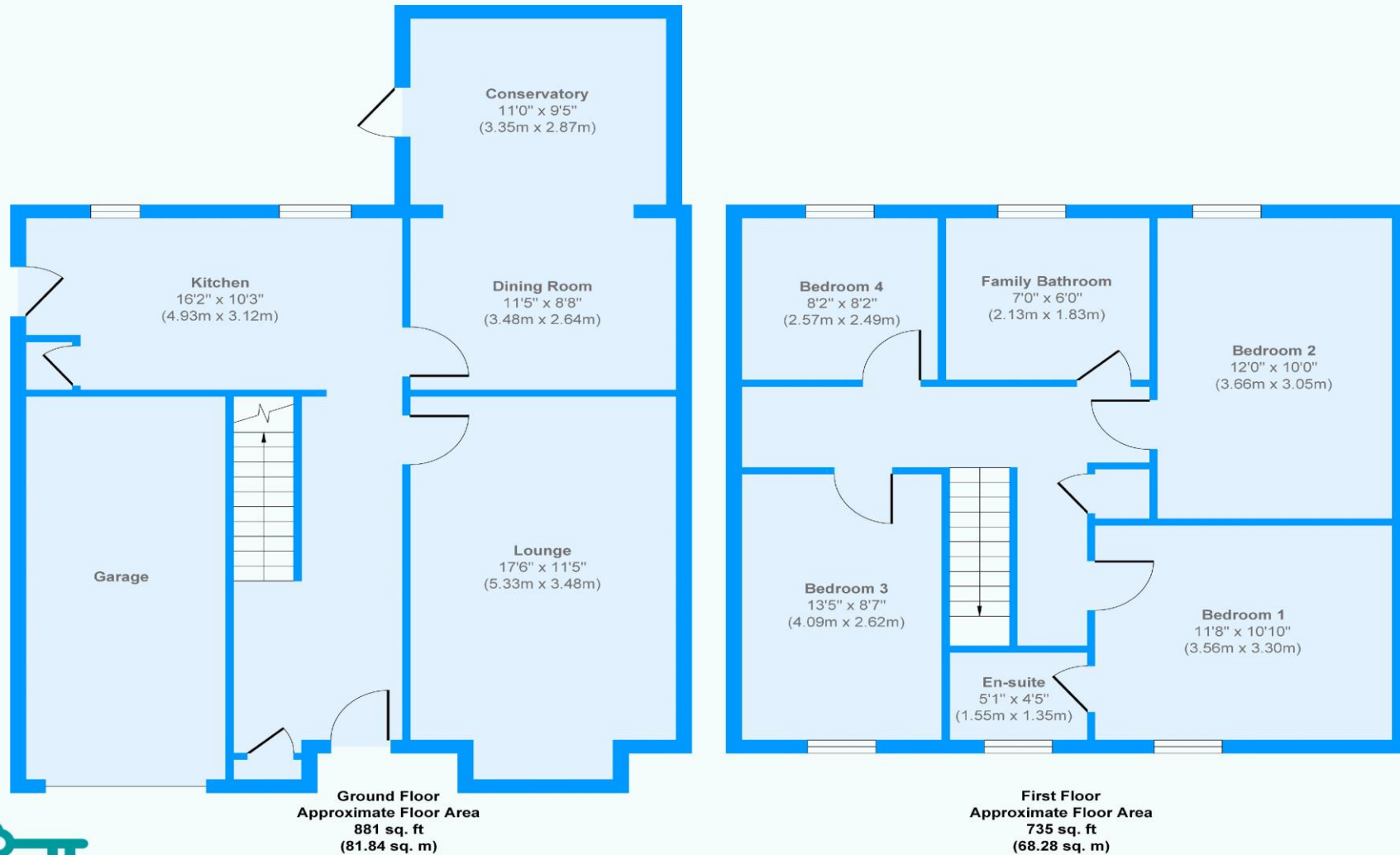


Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold 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.

Disclaimer

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Approx. Gross Internal Floor Area 1441 sq. ft / 133.86 sq. m (Including Garage)

Produced by Elements Property



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