



St. Annes Drive, Tonna,
Neath Port Talbot, SA11 3JU.

Offers in the Region Of £169,950

****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 presented, two bedroom semi detached bungalow in a cul de sac position in the sought after location of Tonna. Close proximity to Tonna Rugby Club, countryside walks along the Neath Tenant Canal. Spar with local Post Office at Heol Caredig. To the front there are views of the surrounding countryside. This home is offered with no onward chain with vacant possession. Early viewing is highly recommended of this home.

The property benefits from gas fired heating, double glazed and a driveway leading to the garage.

The accommodation is entered via the side porch into the hall, the lounge and modern fitted kitchen is located to the front of the home. The well appointed family bathroom is located to the side of the home. The two bedrooms are located to the rear of the bungalow. To the front there is driveway leading to the garage. To the rear there is tiered rear garden.

Entrance

via pvc door into the entrance porch.

Porch

Double glazed floor to ceiling windows to the front and rear. Tiled floor and walls and a polycarbonate roof.

Hallway

Access to the loft. Radiator. Laminated flooring.

Lounge

15' 4" x 11' 8" (4.67m x 3.55m)

Double glazed window to the front aspect, double radiator.

Kitchen

9' 0" x 9' 2" (2.74m x 2.79m)

Double glazed window to the front aspect. Pvc door to the side aspect. A range of fitted wall and base units inset sink unit. Integrated fridge freezer, electric oven, gas hob with cooker hood above. Space a washing machine. Tiled floor. Tiled to walls. Breakfast bar area.

Bedroom One

10' 9" x 11' 8" (3.27m x 3.55m)

Double glazed window to the rear aspect, radiator, storage cupboard.

Bedroom Two

7' 3" x 9' 3" (2.21m x 2.82m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

5' 9" x 5' 6" (1.75m x 1.68m)

Frosted double glazed window to the side aspect. A suite consists of panelled bath with shower over the bath, push button toilet, vanity unit with sink unit with storage beneath. Radiator. Tiled Floor. Vinyl flooring.

Garden

To the front there is a walled frontage with entrance gates to the driveway leading to the garage. Shingle to the front with a central shrub. To the rear there is tiered patio area.



Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax Band - B

Energy Performance Certificate

Current - 40 - E Potential - 87 - B Total Floor Area 54 square metres Certificate Number - 0050 - 2890 - 7835 - 9198 - 7355 Valid until 9 July 2028 Full EPC can be located on www.epcregister.com

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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