



St. Annes Terrace, Tonna,
Neath Port Talbot, SA11 3JB.

Offers in the Region Of £157,500

****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 refurbished, well appointed three bedroom stone fronted middle terraced family home in the sought after village location of Tonna.

Close proximity to the local countryside walks on the Neath Tennant Canal and the surrounding countryside. Walking distance to the local primary school and good road access into Neath and the A465. This home was refurbished to a good standard throughout and gives a family the opportunity to live in the village location of Tonna. A neutral colour scheme with the benefit of a well appointed modern fitted kitchen and a first floor family four piece bathroom of a reasonable size. Substantial rear garden with off road parking to the rear aspect. We strongly recommend early viewing to avoid disappointment. The accommodation consists to the ground floor of an entrance hall, lounge/diner and a modern fitted kitchen. To the first floor there are three bedrooms and a four piece family bathroom. Externally there are front and rear gardens with off road parking to the rear aspect with rear lane access.

Entrance

via pvc door into the entrance hall.

Hall

Staircase to the first floor. Door into the lounge. Laminated flooring.

Lounge/Diner

22' 9" x 12' 9" (6.93m x 3.88m)
Double glazed window to the front and rear aspect, laminated flooring, plain plastered ceiling.
Understairs cupboard.

Kitchen

11' 9" x 7' 9" (3.58m x 2.36m)
Double glazed window to the side aspect, plain plastered ceiling, space for an upright fridge/freezer. A wall mounted gas boiler in a cupboard. A range of fitted wall and base units with worktop space over and sink, cooker point, extractor fan. Laminated flooring.

First Floor Landing

Door access to all first floor rooms. Plain plastered ceiling.

Bedroom One

14' 4" x 9' 3" (4.37m x 2.82m)
Double glazed window to the front aspect, radiator, plain plastered ceiling.

Bedroom Two

8' 0" x 10' 2" (2.44m x 3.10m)
Double glazed window to the rear aspect, radiator, plain plastered ceiling.

Bedroom Three

11' 0" x 6' 2" (3.35m x 1.88m)
Double glazed window to the front aspect, radiator, plain plastered ceiling.

Family Bathroom

14' 9" x 8' 6" (4.49m x 2.59m)
Frosted double glazed window to the side and rear aspect. Radiator. Laminated flooring. A well appointed four piece suite which consists of wash hand basin, toilet, shower cubicle and feature bath. Plain plastered ceiling.



Garden

To the front there is an entrance gate with a few steps up to the main entrance door. Front forecourt. To the rear there are out building and a reasonable good garden with a hard standing to the rear for one vehicle with rear lane access.

Tenure - Freehold

Please check the tenure with your solicitor.

Council Tax - B

Energy Performance Certificate

Current - 71 - C Potential - 87 - B Total Floor Area 90 square metres Certificate Number - 8511 - 7928 - 3300 - 0749 - 3902 Valid until 31 July 2029 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

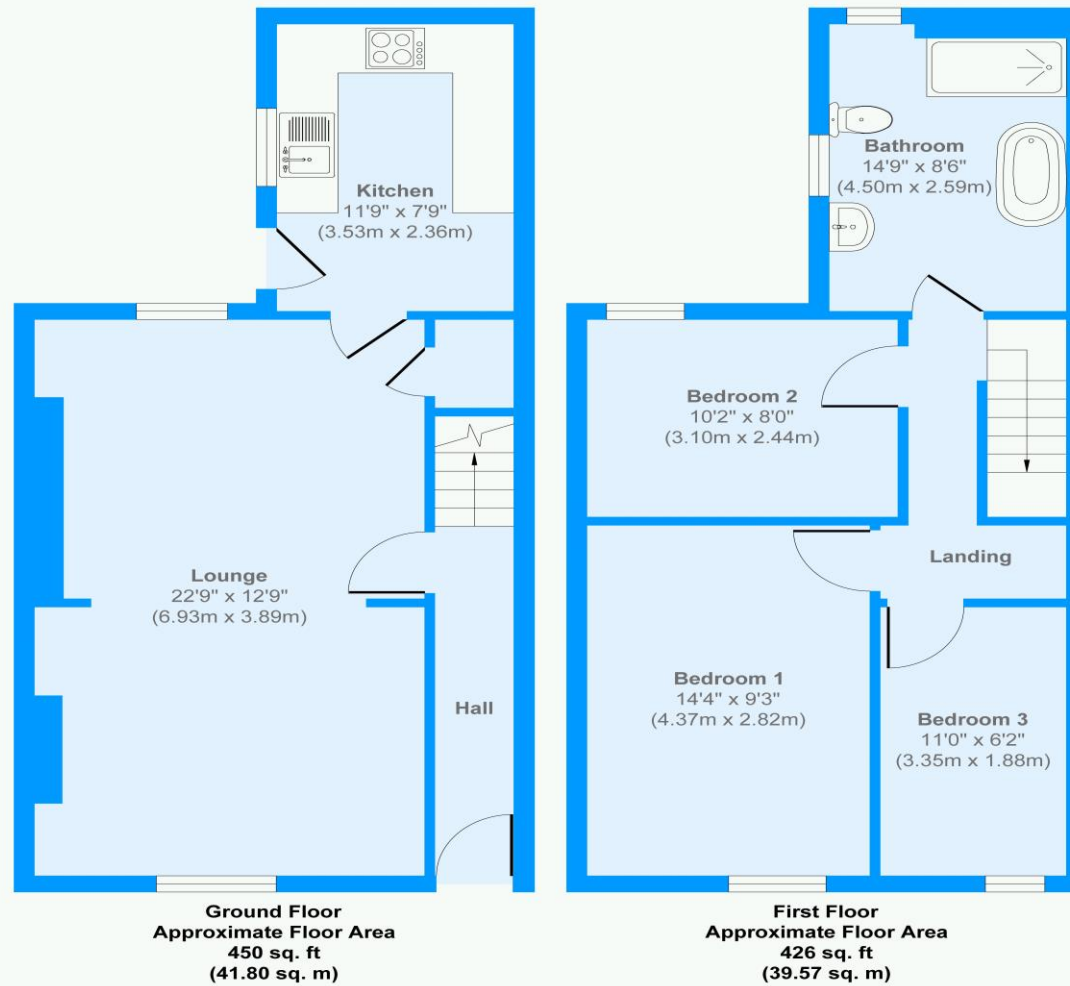


should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.





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Approx. Gross Internal Floor Area 876 sq. ft / 81.37 sq. m

Produced by Elements Property

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