



hrt
herbert r thomas

18 Hooper Way
Tonna

SA11 3FB

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Asking price **O.I.E.O £225,000**

An immaculately presented three bedroom semi detached family home, situated on the sought after Cwm Celyn Barratt development within the peaceful village of Tonna.

A modern semi detached family home still within the NHBC scheme.

An ideal purchase for first time buyers or someone not looking for a low maintenance home.

Situated in the sought after Cwm Celyn development of Tonna.

Less than a mile to Neath town and central train links.

Within walking distance to the beautiful Gnoll Country Park.

Immaculately presented accommodation throughout .

En-suite to master bedroom.

Driveway off road parking.





Occupying a central position within the highly sought after Barratt development in Tonna, is this exceptionally well presented three bedroom semi detached family home.

The property is entered via a composite and glazed panel door into the entrance hallway, with grey fitted carpet flooring, stairs rising to the first floor accommodation and doorways leading the a useful cloakroom and the lounge.

The cloakroom has been fitted with a white two piece suite comprising; low level WC, corner wash hand basin and has a continuation of the grey wood effect vinyl flooring..

The lounge is a bright and spacious room, with a window to the front flooding the space with natural light and a second smaller side window. The room features grey fitted carpet flooring and offers a doorway to the rear of the room leading into the kitchen/diner.

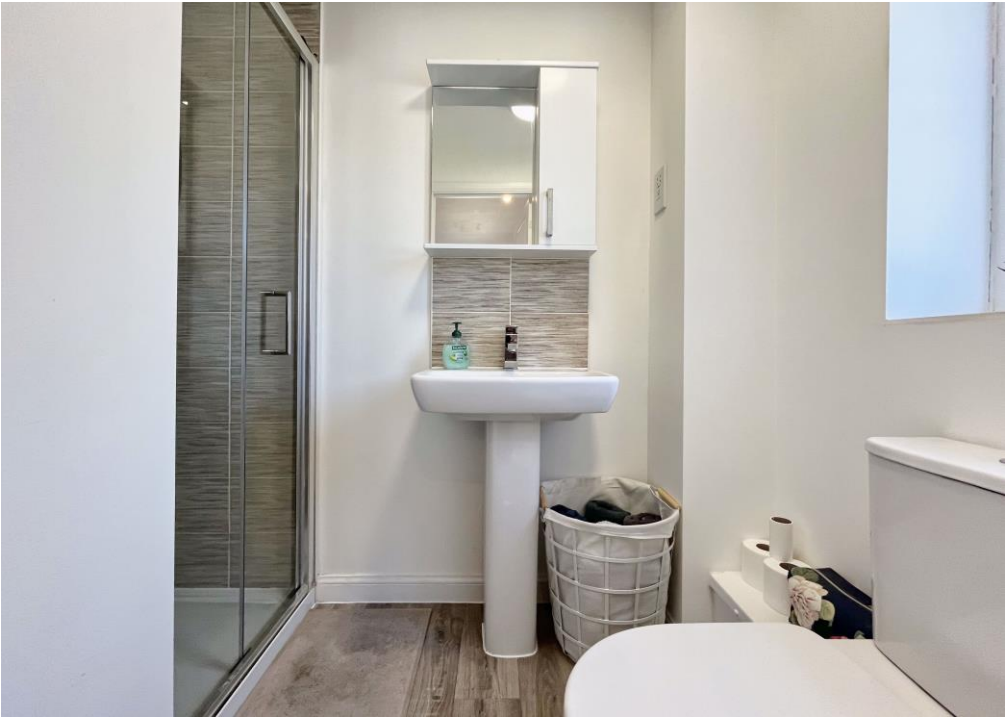
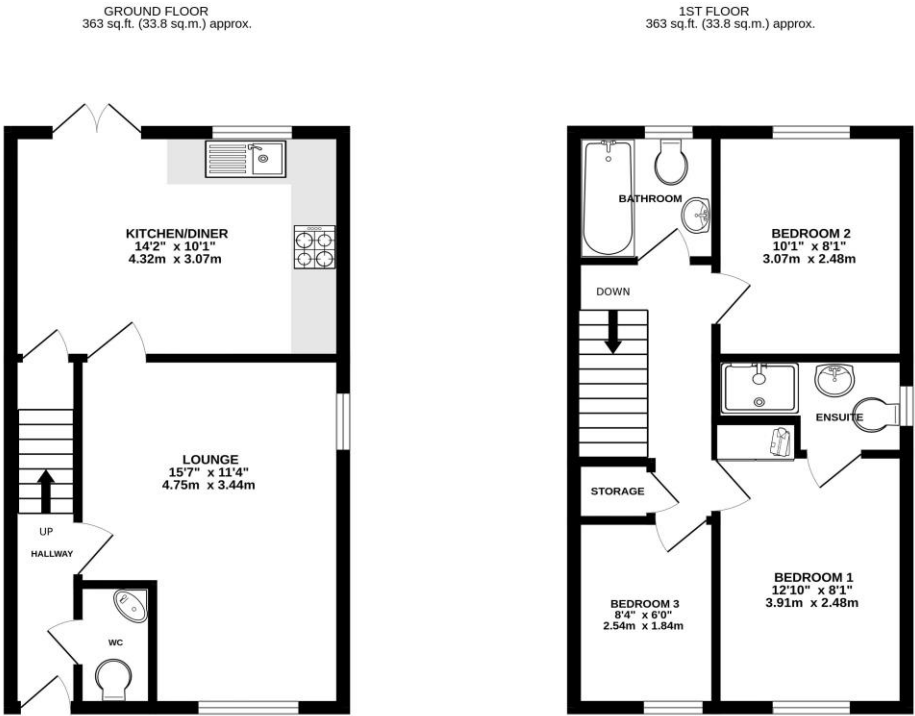
The kitchen/diner has been fitted with a matching range of contemporary white base and wall mounted units, with a grey marble effect laminated worksurface over. The kitchen features in integrated fridge/freezer, dishwasher and washer/dryer along with an electric oven and four burner gas hob. There is a window above the stainless steel sink unit providing light and views of the garden and the floor is laid to a light grey/white marbled porcelain tile. Within the dining area patio doors provide light, views and access to the garden and a second doorway gives access to a useful understairs storage cupboard.

To the first floor the stairs and landing is laid to fitted carpet and the landing provides access to all three bedrooms and the family bathroom.

The master bedroom is located to the front of property and is a good sized double bedroom, benefitting from fitted wardrobe storage, a window to the front, fitted carpet flooring and has access to a private en-suite shower room. The en-suite features an obscure glazed window to side and is fitted with a white three piece

suite comprising; double shower cubicle, pedestal wash hand basin and low level WC. Bedroom two is a comfortable sized double bedroom located to the rear of the property. It offers bespoke wall panelling, a window to the rear and fitted carpet flooring. Bedroom three is a well proportioned single bedroom, with fitted carpet flooring and a window to the front. The family bathroom features an obscured glazed window to the rear and has been fitted with a white three piece suite comprising; panel bath, pedestal wash hand and low level WC. There is splash back tiling to all wet areas and it offers laminate wood flooring.

Outside, the property offers off road parking for two vehicles via a larger than average width driveway. To the front, paved steps bordered by wrought iron railings lead to the front door. To the rear, the garden is sectioned into two tiers and offers a level flagstone paved patio area, with a generous, slightly sloped lawned area above. The garden is fully enclosed by feather edge wood fencing and offers a rear tall wooden side gate, allowing convenient access to the parking area.





Directions

For Satnav users SA11 3FB

Tenure

Freehold

Services

All main services and metered.

Council Tax Band C

EPC Rating B

Viewing strictly by
appointment through
Herbert R Thomas

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herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



Energy performance certificate (EPC)

18, Hanger Way Neath SA11 3FB	Energy rating B	Valid until 17 March 2029
		Certificate number 872174374840-8238-2992
Property type Semi-detached house		
Total floor area 77 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guide) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-guide>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
 the average energy rating is D
 the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		92+
81-91	B		81-91
69-80	C		69-80
55-68	D		55-68
39-54	E		39-54
21-38	F		21-38
1-20	G		1-20

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

