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17 Hooper Way
Tonna,
Neath,
Neath Port Talbot,
SA11 3FB

Asking price £330,000

An eclectically styled and immaculately presented four bedroom detached home with an impressive Orangery extension and Summer House, located on the modern and sought after development within Tonna, Neath.

Beautifully presented four bedroom detached home

Kingsley style layout with spacious front reception room and open plan kitchen/diner

Stunning Orangery extension with pitched glazed roof and underfloor heating

Contemporary kitchen with Quartz worktops and integrated appliances

Luxury Master en-suite featuring a freestanding roll-top bath and Onyx marble tiling

Distressed oak tiled flooring throughout the ground floor

Ample off-road parking including tarmac driveway, additional bay, and detached garage with power

Low-maintenance rear garden

Generous timber-built summer house (6m x 5m) – insulated with power, ideal for home office or studio





Located in the highly sought after Barrett development within the picturesque village of Tonna, Neath, this beautifully presented four bedroom detached family home offers a rare blend of contemporary living, stylish finishes, and versatile indoor-outdoor space. This striking Kingsley style property boasts a large reception room to the front and an impressive open plan kitchen/dining area to the rear, further enhanced by a stunning Orangery extension completed in November 2023.

The ground floor benefits from elegant distressed oak tiled flooring throughout and bespoke fitted blinds to the principal reception and bedrooms. The sleek contemporary kitchen features high-gloss base, wall, and larder units, finished with a premium Quartz work surface and composite sink beneath the rear window. Integrated appliances include a fridge/freezer, dishwasher, and electric oven with a five-burner gas hob and statement extractor.

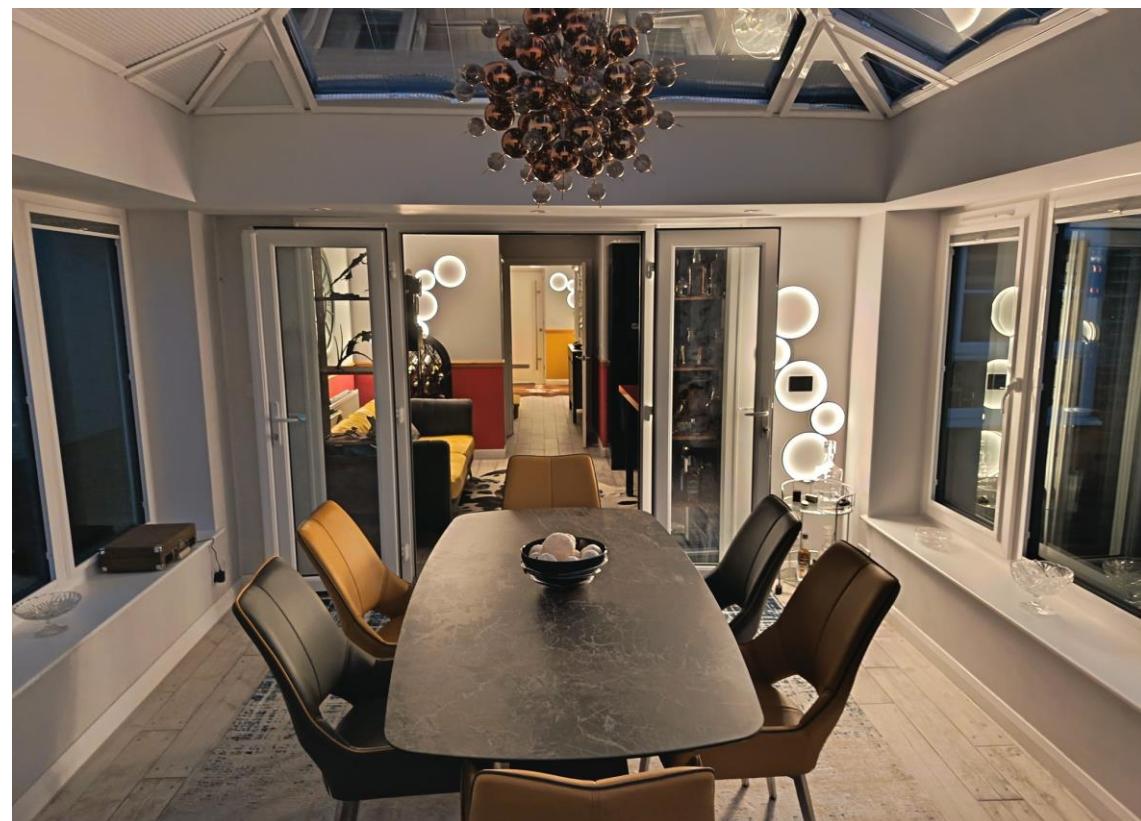
A convenient breakfast bar space and double doors lead into the light-filled Orangery, which benefits from a glazed pitched roof and underfloor heating – a perfect year-round entertaining or relaxation space.

Upstairs, the first floor offers four generously sized bedrooms, including a spacious Master with a private en-suite bathroom. The en-suite boasts a luxurious freestanding roll-top bath, ceramic vanity basin with illuminating mirror, and seamless Onyx marble tiling to walls and floor. The

family bathroom mirrors this opulent style, with a double shower enclosure, rainfall shower, matt black fixtures, vanity basin with drawer storage, and coordinating mirror and towel rail.

Externally, the home offers excellent kerb appeal with mature shrub planting to the front, a tarmac driveway, additional pressed concrete parking bay, and a larger-than-average detached garage with power. The low-maintenance rear garden is mainly laid to composite wood decking and bordered by decorative slate chippings. A standout feature is the superb timber-built summer house, fully insulated with

power, double doors, and veranda – ideal as a home office, gym, or creative studio space. Measuring 6m x 5m externally (including veranda) and 4m x 4m internally, it offers excellent versatility. This exceptional home is ideal for growing families looking to upsize, or those downsizing from a larger executive home who still want style, space, and modern luxury – all within a desirable and well-connected village setting.





Directions

For Satnav users SA11 3FB.

Tenure

Freehold

Services

All main services and metered.

Council Tax Band E

EPC Rating B

| Energy performance certificate (EPC) | |
|---|---|
| 17, Harper Way Tonbridge Kent SA11 3FB | Energy rating B |
| | Valid until: 30 September 2028 |
| | Certificate number: 0166-3946-7388-6408-6934 |
| Property type Detached house | |
| Total floor area 100 square metres | |

Rules on letting this property

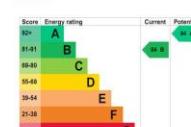
Properties can be let if they have an energy rating from A to E.

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

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

Viewing strictly by appointment through Herbert R Thomas

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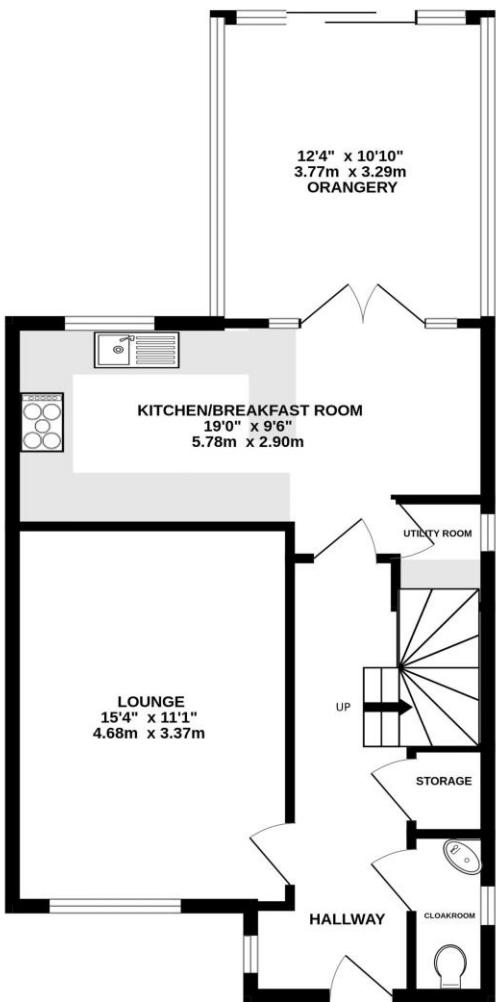
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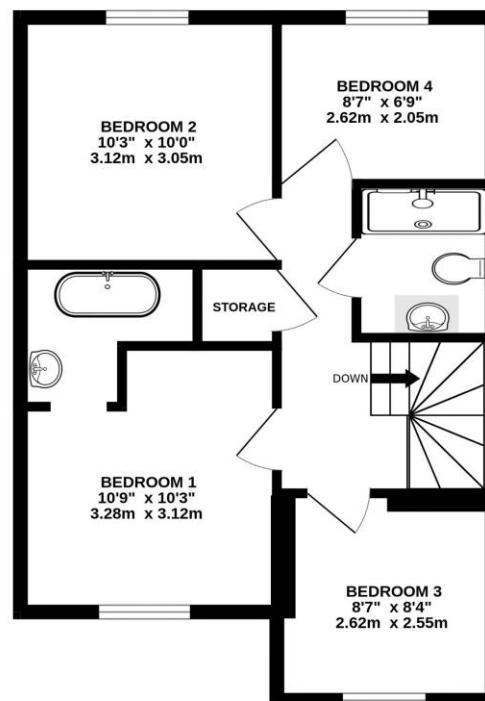
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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



GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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