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1 Heol Dyddwr
Tonna, Neath, SA11 3PZ

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Asking price **£160,000**

A well maintained semi detached, three bedroom property. Situated on a generous sized plot, with large driveway is Located in Tonna Village, close to the A465, Neath Town Centre and the M4

Spacious semi detached family home

Situated in Tonna Village

Renovated to a high standard

Newly fitted kitchen and bathroom

Recently plastered throughout

Newly fitted roof and canopy

Recently rendered

Generous sized driveway

Large garden





We are delighted to market this three bedroom semi detached family home, located in the Tonna Village.

The property offers spacious living accommodation, large rear garden and generous size driveway.

As you enter through a Upvc double glazed door into the hallway:

HALLWAY: Double glazed Upvc window to front and laminate flooring and under stairs storage.

GROUND FLOOR WC: Newly fitted WC, and double glazed upvc window.

DINING ROOM: Double Upvc glazed window overlooking rear garden, natural Stone tiled flooring and double radiator. LIVING ROOM: Double glazed Upvc window overlooking rear garden, natural stone tiled flooring and single radiator.

KITCHEN: Newly fitted kitchen with a range of matching wall and base units, electric oven with hob, grey metro tile splash back, Upvc double glazed window to front, floor laid to tile, Upvc double glazed door and radiator.

Stairs to first floor, which is laid to carpet leading to the landing with floors laid to laminate floor, cupboard housing boiler and attic access.

BEDROOM ONE: Floor laid to laminate, Upvc double glazed window to the rear and double radiator .

BEDROOM TWO: Floor laid to wood effect laminate, single radiator and large window overlooking the rear.

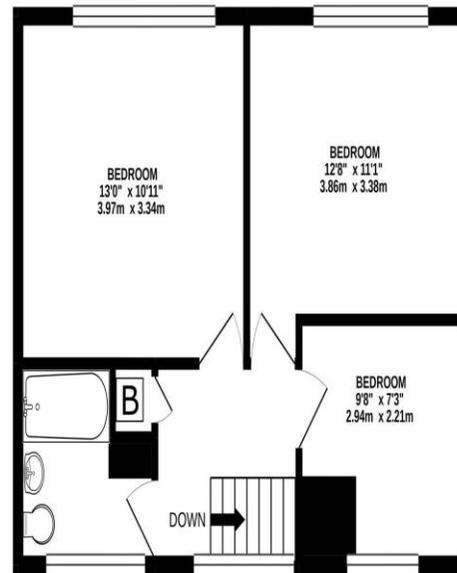
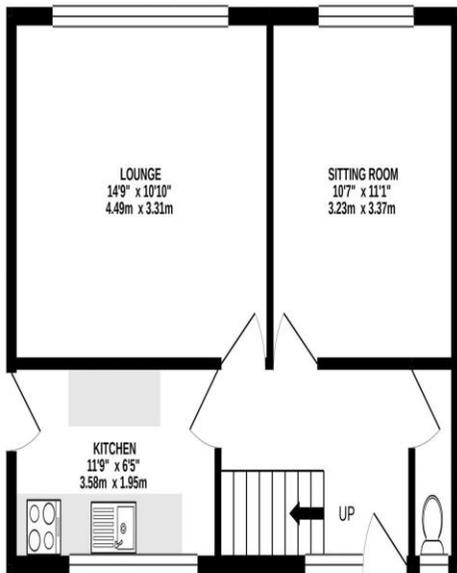
BEDROOM THREE: Floor laid to wood effect laminate and Upvc double glazed window to front.

BATHROOM: Newly fitted bathroom, Metal bath with single taps, electric shower with tiled splash back, extractor fan, pedestal sink, Wc,, obscure Upvc double glazed window to front, grey tiled flooring, single radiator

EXTERNALLY The front of the property benefits from a generous sized driveway and front garden liad to lawn. The large rear garden is fully enclosed and laid to lawn

GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The 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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Directions

From A465 take the Aberdulias junction, at roundabout atke 3rd exit into then first exit left on to B4434. Procced up the hill to the mimi roundaboy, take first exit, take the turning right pas Spar at the end of the road turn right onto Dan Y Bryn. Take the next right onto Heol Dyddwr.

Tenure

Freehold

Services

All Mains Services
Council Tax Band B
EPC Rating D

Viewing strictly by appointment through Herbert R Thomas

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