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45 Hooper Way

Tonna,
Neath Port Talbot,
SA11 3FB

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Asking price £425,000

An immaculately presented four bedroom executive detached family home, occupying a generous plot within this sought after development in Tonna.

A four bedroom executive detached family home

Located within a sought after residential development

Offering convenient commuter access to the A465

Within walking distance to local village amenities and access to the beautiful Groll Country Park

Barrat upgraded premium fixtures throughout

Two reception rooms plus an impressive open plan kitchen/dining/living space

Four good sized double bedrooms

Larger than average landscaped rear garden

Driveway off road parking plus detached garage





Presented to an impeccable standard and offering flexible accommodation for a large or growing family, is this four bedroom executive detached family home. Situated within a modern Barrat built development within the sought after village of Tonna, the property has had the same owner since its construction and benefits from upgraded premium fixtures throughout.

The property is entered via a composite and glazed panel door into a light and inviting entrance hallway, with fitted carpet flooring, staircase giving access to the first floor accommodation and doorways leading to the lounge, office, kitchen, cloakroom and useful storage cupboard.

The lounge is located to the front of the property and can be accessed from the main entrance hallway or from the rear of the room off the kitchen/dining/living area. There is a continuation of the same fitted carpet flooring as the hallway and the room benefits from a focal feature media unit with ornate electric fireplace to one wall and a set of ornate wooden window shutters (both included as part of the sale, subject to an appropriate offer price).

The doorway at the rear of the lounge leads through into the impressive open plan kitchen/dining/living area. The room is flooded with natural light from two rear windows to either end and a set of french patio doors, flanked by windows to the centre. One of the windows benefits from fitted wooden shutters that will remain fitted for an appropriate offer price. The room features light driftwood effect laminate wood flooring, that expands the entire width of the room and into the utility space. The kitchen has been fitted with a matching range of contemporary base and wall mounted units, with a stone effect laminated worksurface over. It comes with an abundance of integrated appliances to include; fridge, freezer, dishwasher, wine cooler, electric oven with five burner gas hob and a contemporary extractor hood over.

To the side of the kitchen, an open archway leads through into the useful utility area. The room offers space to house two white goods, provides convenient access to the side driveway via an external door and currently houses the modern wall mounted boiler.

A second doorway within the kitchen/dining/living area leads back through into the entrance hallway, with access to the ground floor cloakroom and second reception room. The cloakroom has been fitted with a two piece suite and benefits from a wall mounted heated towel rail and vinyl flooring.

Finally on the ground floor is the second reception room, currently utilised as a home office and gym. The room has a continuation of the same fitted carpet flooring as the hallway and there is the option to have the ornate wooden window shutters remain in situ, to compliment the front aesthetic.

The staircase and landing area have been laid to fitted carpet, with the landing area provides access to all four bedrooms, a generous airing storage cupboard and the family bathroom.

The master bedroom is located to the front of the property. The room has a continuation of the same fitted carpet as the landing and benefits from fitted wardrobe storage, with access to a private en-suite shower room. There are two windows to the front, both fitted with ornate wooden shutters that could be left in situ for the right offer price. The en-suite shower room has been fitted with a three piece suite comprising; low level wc, pedestal wash hand basin and an enclosed double shower cubicle. There is full height contemporary tiling to all walls, laminate wood flooring and a wall mounted heated towel rail. Bedroom two is another generous sized double bedroom, with windows to both the front and side elevations. It has a continuation of the same fitted carpet and benefits from built in wardrobe storage, with an additional storage cupboard to one side. The windows have been fitted with the ornate wooden shutters, included for the right offer. Bedrooms three and four are both comfortable double bedrooms located to the rear. They both benefit from windows to the rear with ornate wooden shutters fitted and fitted carpet flooring.

The family bathroom has been fitted with a white three piece suite comprising; panel bath with over bath shower attachment, low level wc

and pedestal wash hand basin. There is full height tiling to all walls, wood effect vinyl flooring fitted and an obscure glazed window to the rear.

Outside to the front of the property, a gently sloped grass verge with an established corner shrub area separates the pavement from the start of the property. A driveway to the side of the property provides off road parking for two/three vehicles ahead of the detached garage and side access gate. To the rear, the larger than average level rear garden has been immaculately landscaped and features a light sandstone paved patio area with a large area laid to lawn. The grounds have been installed with professional drainage, allowing excess surface water to soak away more effectively.

To the side and rear boundaries, there are established plant beds framing the area, planted with an abundance of flowers, fruit trees and shrubs. In the far corner of the garden located behind the garage is a newly built timber summer house, positioned upon a raised composite decked area. The summer house lends itself to be a versatile space, with power supply ready to be installed and is fully insulated.





Directions

Satnav SA11 3FB

Tenure

Freehold

Services

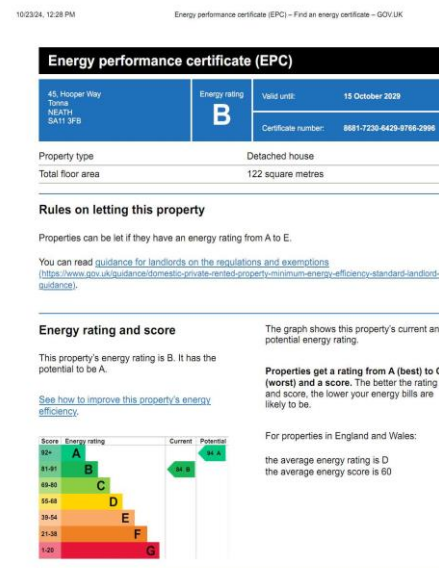
All main services.

Council Tax Band E

EPC Rating B

Viewing strictly by
appointment through
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<https://find-energy-certificate.service.gov.uk/energy-certificate/8681-7230-6429-9766-2996?from=ru>

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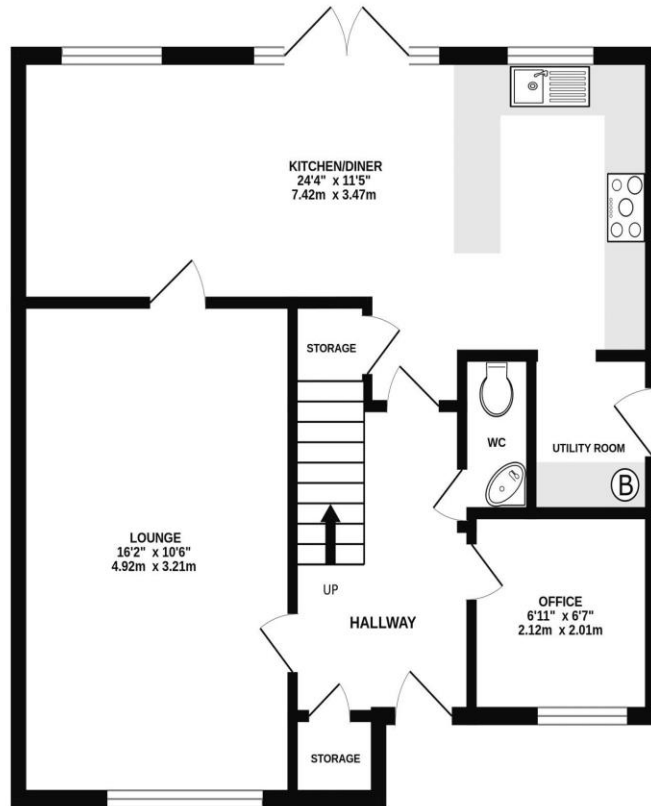
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hrt Est. 1926 **RICS**

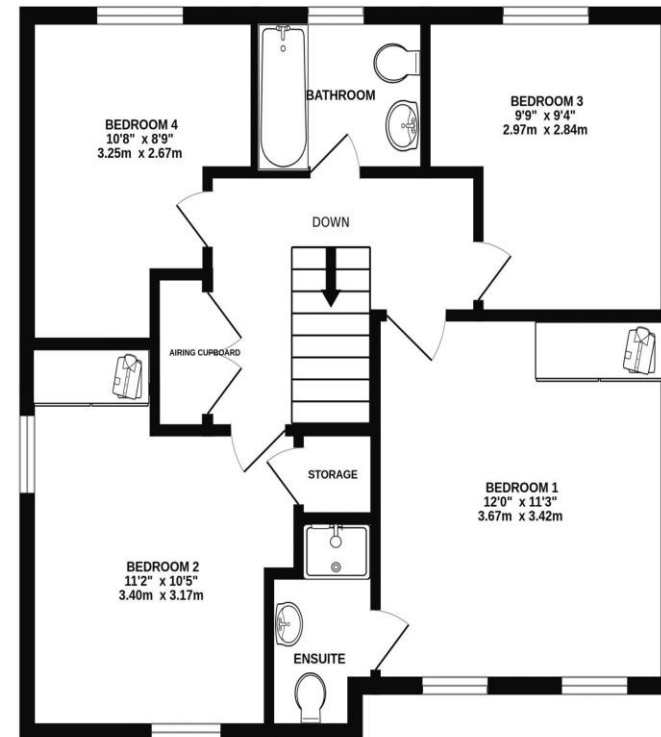
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GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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