



21 Dan Y Bryn

Tonna

Neath

SA11 3PJ

[hrt.uk.com](http://hrt.uk.com)



# 21 Dan Y Bryn

Offers In the region of **£165,000**

Positioned on a generous corner plot, offering a detached garage, workshop and gardens to both sides and front, is this nicely presented three bedroom semi detached family home.

New to the market since its construction

Occupying a large corner plot position

Enclosed gardens to both sides and front

Three bedroom semi detached property

Two reception rooms

Ground floor WC and first floor bathroom

Spacious accommodation throughout

Outhouse utility room plus workshop and garage

Off road parking for two cars

Viewings recommended



Offering spacious accommodation ideal for a growing family and situated in the sought village of Tonna, is the three bedroom semi detached family home.

The property benefits from an open and welcoming entrance hallway, with stairs rising to the first floor accommodation and doorways leading to two reception rooms, kitchen and cloakroom. The larger of the two reception rooms features a focal electric stove fireplace, with recessed mood lighting and alcove display areas.

The second reception room has a large window to the side providing views of the lawned garden. The cloakroom benefits from a window for natural light and has a low level WC fitted.

The galley kitchen enjoys views to the front and is fitted with a matching range of wooden base and wall mounted units. There is a stainless steel sink unit, a four burner induction hob and a door to the side provides access to the courtyard.

To the first floor the landing gives access to all three bedrooms and the family bathroom.

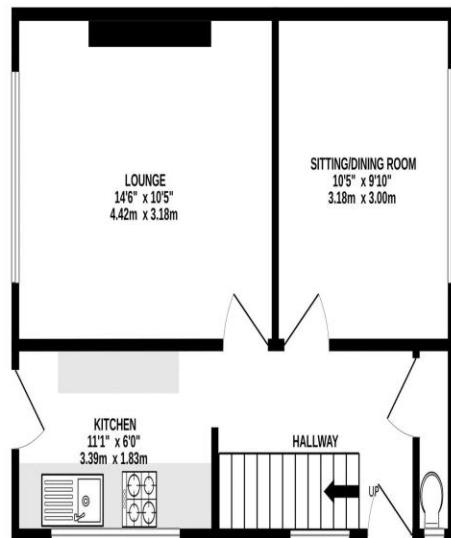
Bedrooms one and two are generous sized double bedrooms, with bedroom two offering floor to ceiling fitted wardrobes.

Bedroom three is a good sized single bedroom with floor to ceiling fitted wardrobes.

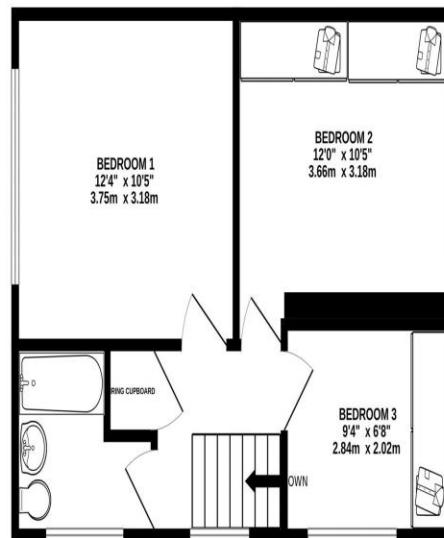
The family bathroom has been fitted with a white three piece suite comprising; panel bath with an electric shower over bath, pedestal wash hand basin and low level WC. There is full height Perspex panels to the walls with a light contrasting colour to the ceiling.

Outside the property is positioned on a corner plot and enjoys a wrap around lawned garden to front, enclosed by a half height wall with a wrought iron gate for access. To the side of the property is a tall gate providing access into the enclosed courtyard garden. There is access from the courtyard to a useful outhouse, currently used as the utility room, with a set of patio doors providing access to the workshop. Beyond the workshop there is a garage with a concrete pathway leading around the buildings to a further gate. This leads onto the driveway offering off road parking for two vehicles.

**GROUND FLOOR**  
394 sq.ft. (36.6 sq.m.) approx.



**1ST FLOOR**  
392 sq.ft. (36.4 sq.m.) approx.



**TOTAL FLOOR AREA: 785 sq.ft. (73.0 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 the operability or efficiency can be given.

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#### Directions

SAT NAV USERS SA11 3PJ

#### Tenure

Freehold

#### Services

All Mains Services

Council Tax Band B

EPC Rating TBC

Viewing strictly by appointment through Herbert R Thomas

[hrt.uk.com](http://hrt.uk.com)

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EPC**

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