



hrt
herbert r thomas

52 Dan Y Bryn

Tonna

Neath

SA11 3PJ

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52 Dan Y Bryn

Offers in excess of **£136,500**

Situated within the sought after village of Tonna, close to local amenities, shops and offering convenient access to the A465, is this very well maintained three bedroom semi detached family home.

A spacious three bedroom semi detached family home

Positioned on the periphery of the development with woodland behind

Less than a five minute drive to both the A465 and Neath town centre

Within walking distance to the popular Gnoll Country Park

A well maintained property offering potential

Reconfigured by the current owner to create a desirable open plan kitchen/diner

Full UPVC double glazing throughout

Modern fitted gas combination boiler

Roof renewed in 2020

Impressive fully enclosed rear garden

The house was also fully re-wired 4 ½ years ago.



An ideal purchase for a first time buyer or small family looking to upsize, this very well maintained three bedroom semi detached family home offers spacious accommodation throughout comprising; lounge, kitchen/diner, cloakroom, three bedrooms and a family bathroom. Attention is needed to the external render, which has been reflected on the asking price.

The current vendor has opened up what used to be a small reception room and a galley style kitchen into an impressive open plan kitchen/diner space. The room has been fitted with a matching range of wooden base and wall mounted units and includes space for a free standing cooker and fridge/freezer. The room now benefits from windows to both the front and rear, flooding the room with natural light.

The original lounge is a bright and spacious room featuring a large rear window and the original chimney breast. Off the entrance hallway there is a useful understairs storage cupboard currently housing the modern gas combination boiler and a further doorway leading into the cloakroom.

The cloakroom has been fitted with a white two piece suite comprising; low level WC and wall mounted wash hand basin.

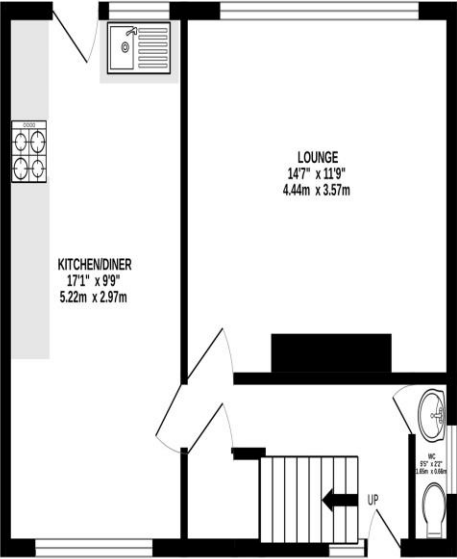
To the first floor the landing gives access to all three bedrooms, an airing storage cupboard and the family bathroom. Bedrooms one and two are large double rooms, each with a window to the rear providing light and views over the garden and woodland beyond. Bedroom three is a generous sized single bedroom currently used as a home office and offers a window to the front.

The family bathroom has been fitted with a contemporary white three piece suite comprising; panel bath with overhead shower attachment, pedestal wash hand basin and low level WC. There is full tiling to most walls and tiles are available to be left by the current vendor to finish off and an obscure glazed window to the side.

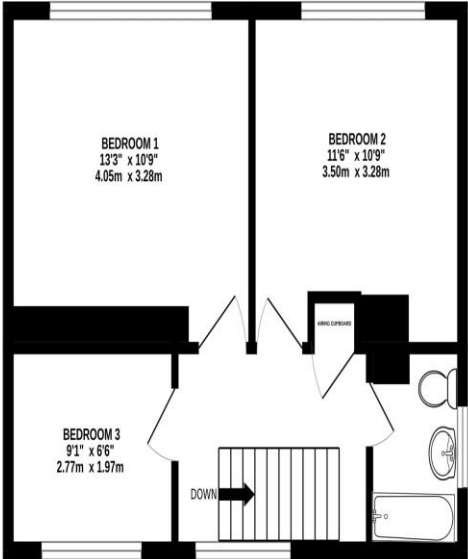
Outside to the front of the property there is a concrete hard standing driveway to one side, with large flagstone slabs providing a low maintenance garden area to front or the option for additional off road parking. Access to the rear can be gained via a recently installed solid wood tall gate to the side of the property.

The gable end of the property does require some maintenance and possible repair. It would be advisable for this to be checked over and the price of the property does reflect this. The impressive sized rear garden has also undergone some improved landscaping, with the original retaining wall push further back away from the property to create a large level patio area. Steps up from the patio area lead to the remaining sloped garden that is mainly laid to lawn. To one level side there is a large wooden shed and an area beyond this that would make an ideal spot for another level entertaining area. The garden is very private as beyond the boundary fence and trees and fields and the garden is full enclosed by mainly feather edge wood fencing, recently installed at the property.

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (76.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements





Directions

SAT NAV USERS SA11 3PJ

Tenure

Freehold

Services

All Mains Services

Council Tax Band B

EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

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42833, 2/14 P10 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | |
|--------------------------------------|---------------------------|---|
| 52, Den-y-Bryn Neath SA11 3PJ | Energy rating C | Valid until: 1 October 2025 Certificate number: 9332-2892-7802-8505-1051 |
| Property type | Semi-detached house | |
| Total floor area | 85 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/energy-ratings-property-minimum-energy-efficiency-standards-guidance) (<https://www.gov.uk/guidance/energy-ratings-property-minimum-energy-efficiency-standards-guidance>).

Energy efficiency rating for this property

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

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

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

<https://www.energy-certificates.service.gov.uk/energy-certificates/9332-2892-7802-8505-1051/printview>

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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.