



Heol Dyddwr, Tonna,  
Neath Port Talbot, SA11 3PZ.

Offers in the Region Of £169,950

\*\*\*\* Exclusive with Abbey Residential Agents\*\*\*\*

If you are interested in this home, please contact ourselves verbally.

Abbey Residential Agents are proud to offer for sale by private treaty this well presented three bedroom, three reception semi detached family home in the sought after village location of Tonna.

Close proximity to the local Spar with Post Office on Heol Carredig. walking distance to the Royal Legion Club located at canal side and the golf range located close by. Good road access to the A465. Vacant Possession with No Onward Chain. We strongly recommend early viewing of this home.

To the ground floor there is an entrance hall, sitting room, lounge leading into the dining room and then to the extended modern fitted kitchen. To the first floor there are three bedrooms and a family bathroom. Externally there are front and rear gardens. Off road parking to the front for three vehicles.



### Entrance

via side pvc door into the entrance hall.

### Hall

Door into the cloakroom. Door into the sitting room. Door into the lounge. Staircase to the first floor. Radiator.

### Cloakroom

6' 0" x 7' 1" (1.83m x 2.16m)  
Frosted double glazed window to the rear aspect. Wall mounted worcester boiler. A suite consists of vanity unit with inset sink unit, toilet, chrome towel rail. Plain plastered ceiling.

### Sitting Room

9' 9" x 10' 8" (2.97m x 3.25m)  
Double glazed window to the front aspect, radiator.

### Lounge

13' 3" x 11' 6" (4.04m x 3.50m)  
Double glazed window to the front aspect, textured ceiling with coving, radiator, storage cupboard. Open to the dining room.



### Dining Room

5' 5" x 8' 8" (1.65m x 2.64m)  
Plain plastered ceiling, flooring feature, radiator. Open to the kitchen.

### Kitchen

10' 3" x 14' 4" (3.12m x 4.37m)  
Double glazed window to the rear aspect. Half frosted pvc door to the side aspect. A range of fitted wall and base units inset stainless steel sink unit. Gas hob, oven is a lamona make. Stainless steel extractor fan. Feature flooring. Radiator. Under stairs cupboard.

### First Floor Landing

Doors off to the three bedrooms and the family bathroom. Plain plastered ceiling. Access to the loft.

### Bedroom One

11' 8" x 11' 6" (3.55m x 3.50m)  
Double glazed window to the front aspect, radiator, plain plastered ceiling.



### **Bedroom Two**

9' 9" x 10' 9" (2.97m x 3.27m)

Double glazed window to the front aspect, radiator, plain plastered ceiling.

### **Bedroom Three**

9' 6" x 7' 1" (2.89m x 2.16m)

Double glazed window to the rear aspect, radiator, plain plastered ceiling with coving.

### **Family Bathroom**

7' 5" x 8' 4" (2.26m x 2.54m)

Frosted double glazed window to the rear aspect. A suite consists of a toilet, corner bath, shower over the bath, pedestal wash hand basin. Linen cupboard. Partial tiled to walls. Radiator.

### **Garden**

To the front there is off road parking for three vehicles. Side steps leading to the side entrance into the home. Side gate leading into the rear garden. To the rear there is a central pathway with laid to lawn either side. Steps up to a shingle area. Outside water tap supply. Enclosed rear garden.



### **Tenure - Freehold**

Please obtain verification from your solicitor.

### **Energy Performance Certificate**

Current - 68 - D Potential 83 - B Total Floor Area 98 square metres, Certificate number - 2732 - 5522 - 2100 - 0746 - 3296 Valid until 15th February 2032 Full EPC can be located on [www.epcregister.com](http://www.epcregister.com)

### **Viewing by appointment with the selling agents.**

Please contact ourselves to arrange a viewing of this home.

### **Disclaimer**

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any



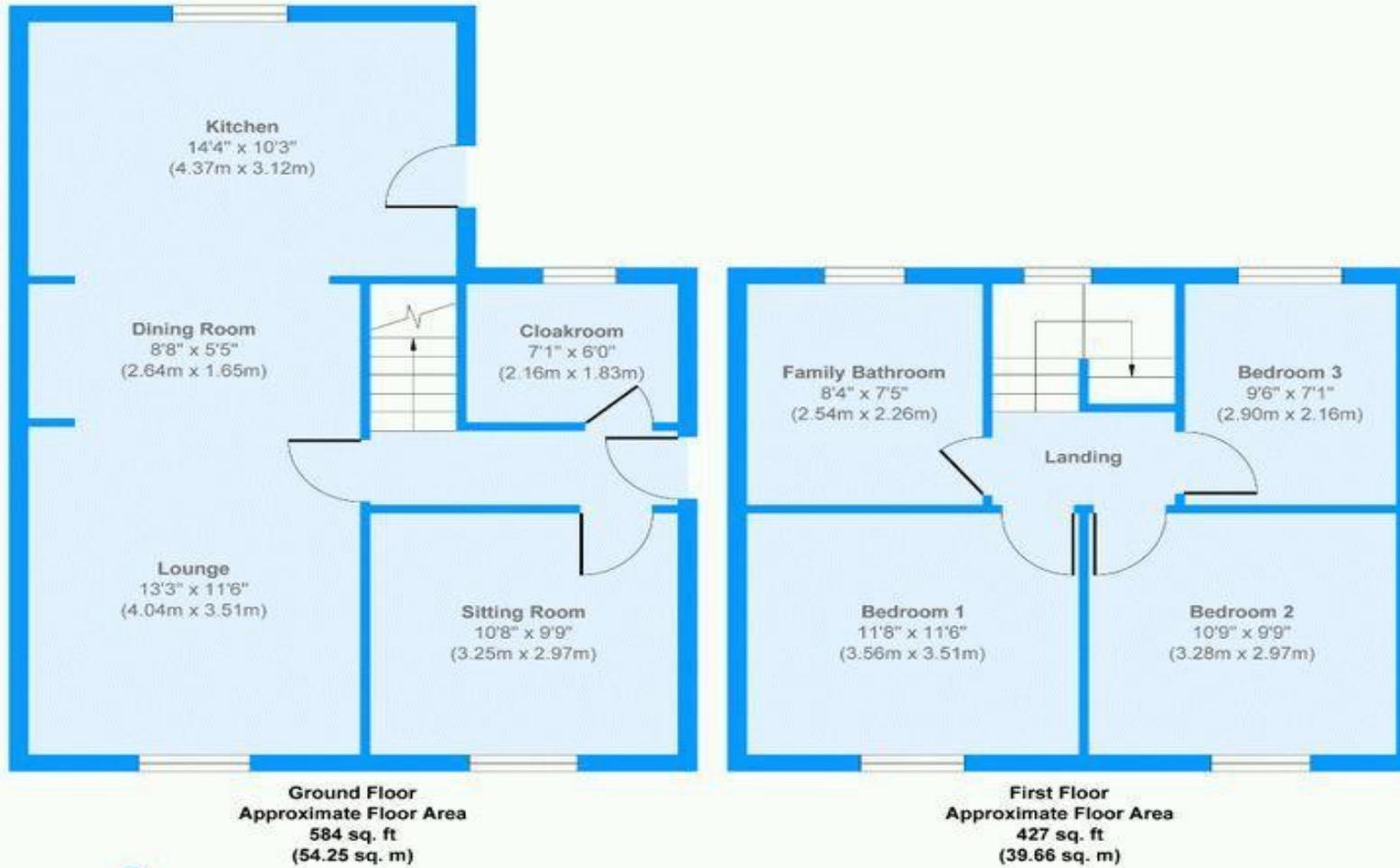
appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.







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**Approx. Gross Internal Floor Area 1011 sq. ft / 93.91 sq. m**

Produced by Elements Property

