



Oak House, Henfaes Road, Tonna,
Neath, Neath Port Talbot, SA11 3EZ.

Offers in the Region Of £295,000

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned, detached family home in the sought after village location of Tonna. We expect high demand for this family home and strongly recommend a virtual viewing via our website, in the comfort and safety of your own home. This former public house, which is known to be in excess of 200 years old, has been converted into a spacious detached family home. Close-by are the local amenities of The Whittington Arms Public House and Restaurant, Lotus Garden Chinese Takeaway, House of Glam, Riverside Golf Range and Restaurant, Spar with the Post Office. A short distance to Neath Tennant Canal with countryside walks and cycle path and within easy reach of Aberdulais Waterfalls. Within walking distance of Tonna Primary School and Llangatwg Comprehensive. Good road links into Neath via the A465 and the M4 junction of Llandarcy. This family home offers a versatile living accommodation throughout in a neutral decor. The property benefits from gas fired heating, double glazed and low maintenance gardens. To the ground floor there is an entrance porch, open plan lounge/diner, boiler room, family room, inner hall, cloakroom, utility room, kitchen, dining room, sitting room, family bathroom, cloakroom, snug, storage room which could alter to a garage. To the first floor there are four bedrooms and a shower room. To the second floor there is attic room. Externally there low maintenance front and rear gardens.

Entrance

Via front door into the porch.

Porch

Either of the side of the door access there are double glazed windows to the left and right. Plain plastered ceiling. Tiled floor. Door into the open plan lounge/diner.

Lounge/Diner

24' 0" x 27' 0" (7.31m x 8.22m)

An expansive room giving a great element of space upon entry into the home which is ideal for a growing family. Two double glazed windows to the front aspect. Two radiators. Open plan staircase to the first floor. Plain plastered ceiling. Log burner to the right hand side with feature stonework to the breast wall. Dining area which has parquet flooring. Door to the boiler room. Double doors into the playroom which leads into the sitting room. Door into the inner hall which leads to the cloakroom and a utility room and door access leading into the kitchen.

Boiler Room

27' 6" x 4' 0" (8.38m x 1.22m)

Wall mounted boiler. Room for storage.

Family Room

12' 0" x 9' 9" (3.65m x 2.97m)

Plain plastered ceiling. Open to the sitting room.

Inner Hall

Half frosted pvc door to the side aspect, double radiator, tiled floor. Door into the cloakroom and the utility room. Door into the kitchen.

Cloakroom

Frosted double glazed front aspect. A suite consisting of a push button toilet, pedestal wash hand basin. Tiled floor. Plain plastered ceiling.

Utility Room

9' 3" x 11' 7" (2.82m x 3.53m)

Double glazed window to the side aspect. Plain plastered ceiling with coving. Space for a fridge/freezer. Base unit with a sink unit. Radiator. Plumbed for a washing machine.



Kitchen

11' 8" x 9' 2" (3.55m x 2.79m)

Plain plastered ceiling with coving and integrated spotlights. A range of fitted wall and base units inset sink unit, cooker point, space for a fridge/freezer, splashback to the walls. Laminated flooring. Extractor fan. Open to the dining area.

Dining Area

17' 0" x 9' 0" (5.18m x 2.74m)

Double glazed window and double glazed french doors opening into the rear garden. Double radiator. Open to the sitting room. Step up to the snug.

Sitting Room

17' 2" x 10' 6" (5.23m x 3.20m)

Full length double glazed window to the side aspect. Plain plastered ceiling with coving and integrate spotlights. Door to the bathroom. Door to the cloakroom.

Family Bathroom

5' 7" x 6' 8" (1.70m x 2.03m)

Frosted double glazed window to the side and rear aspect. Double radiator. Step up to the raised panelled bath with attached taps with splashback.



Pedestal wash hand basin with splashback. Extractor fan.

Cloakroom

Frosted double glazed window to the rear aspect. Low level w/c. Sink unit with splashback.

Snug

11' 7" x 10' 6" (3.53m x 3.20m)

Seated area, textured ceiling with coving. Door into the garage.

Rear Storage Room

16' 0" x 9' 9" (4.87m x 2.97m)

Door access into the garden. Potential to convert into a garage.

First Floor Landing Area

Feature window to the rear aspect. Plain plastered ceiling with coving. Door leading to staircase to the attic room. Storage under the stairwell to the attic. Radiator. Doors off to the bedrooms and the shower room.



Bedroom One

13' 5" x 17' 9" (4.09m x 5.41m)

Two double glazed windows to the front aspect. Plain plastered ceiling with coving. Laminated flooring. Two radiators.

Bedroom Two

13' 3" x 8' 9" (4.04m x 2.66m)

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

Bedroom Three

11' 3" x 8' 0" (3.43m x 2.44m)

Double french doors open into the rear roof. Plain plastered ceiling.

Bedroom Four

6' 4" x 10' 6" (1.93m x 3.20m)

Frosted pvc door to the side aspect. Plain plastered ceiling with spotlights. Extractor fan. Chrome towel rail. Tiled floor. A suite consisting of a pedestal wash hand basin, w.c., half in shower area. Storage area.



Shower Room

6' 4" x 10' 6" (1.93m x 3.20m)

Frosted pvc door to the side aspect. Plain plastered ceiling with spotlights. Extractor fan. Chrome towel rail. Tiled floor. A suite consisting of a pedestal wash hand basin, w.c., half in shower area. Storage area.

Second Floor

Attic Room

Storage to the eaves. Skylight to the rear aspect.

Garden

To the front there is low maintenance garden. To the rear there is low maintenance rear garden with rear lane access.

Council Tax - E

Tenure - Freehold

Please obtain verification from your solicitor.

Viewing by appointment with the selling agents.

Due to Covid-19 situation we have 360 degrees panoramas of each room of this home for your perusal via our virtual tour tab. Physical viewing will have to be a minimum upon qualification by our team. Safety is paramount to all parties in the process. Please respect the procedures in place at this time.



Energy Performance Certificate

Oak House, Henfaes Road, Tonna, NEATH, SA11 3EZ

Dwelling type: Detached house
Date of assessment: 14 April 2017
Date of certificate: 15 April 2017

Reference number: 8113-7224-5670-2184-4996
Type of assessment: RdSAP, existing dwelling
Total floor area: 229 m²

Use this document to:

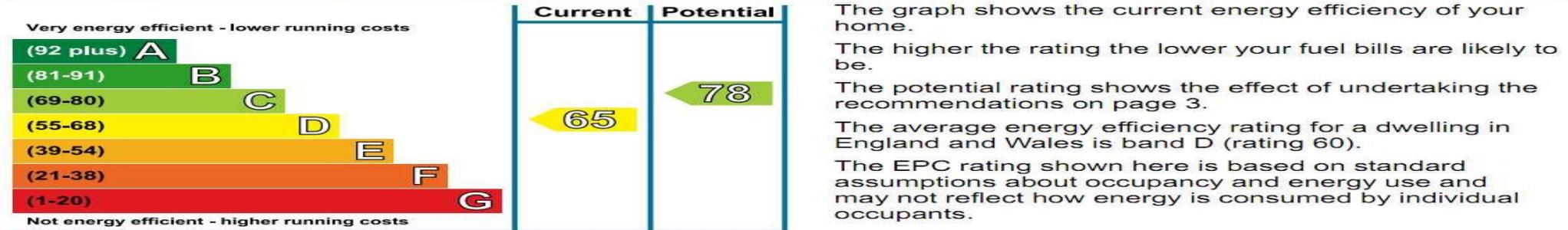
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,532
Over 3 years you could save	£ 1,449

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 456 over 3 years	£ 306 over 3 years	
Heating	£ 4,758 over 3 years	£ 3,459 over 3 years	
Hot Water	£ 318 over 3 years	£ 318 over 3 years	
Totals	£ 5,532	£ 4,083	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

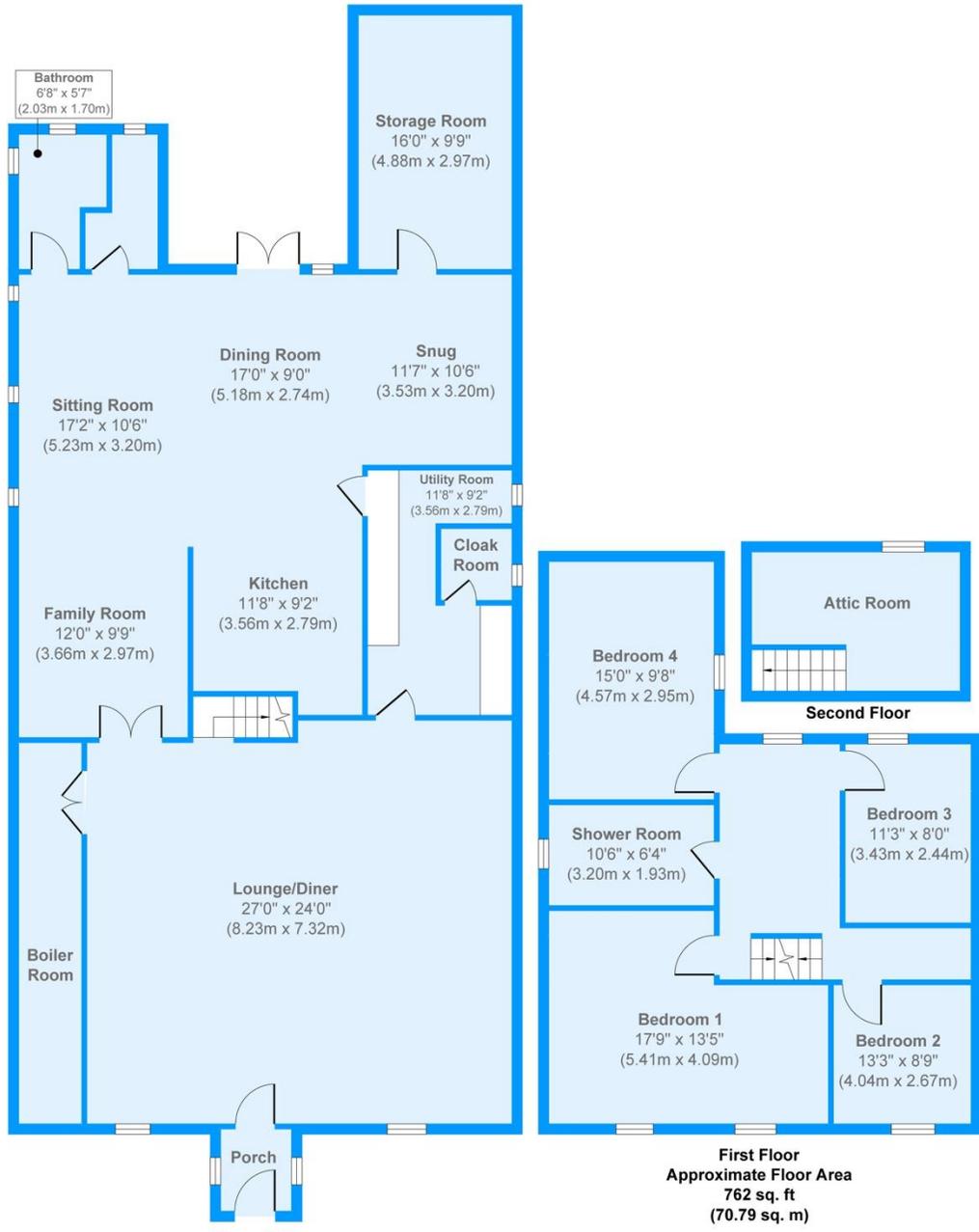


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,323
2 Low energy lighting for all fixed outlets	£65	£ 123
3 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 867

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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Ground Floor
 Approximate Floor Area
 1938 sq. ft
 (180.04 sq. m)

First Floor
 Approximate Floor Area
 762 sq. ft
 (70.79 sq. m)

Approx. Gross Internal Floor Area 2700 sq. ft / 250.83 sq. m

