



29, Heol Y Graig, Tonna,
Neath, Neath Port Talbot, SA11 3LZ.

Offers Over £120,000

*****Virtual Tour Available*****

- * Abbey Residential Agents are delivering results.
- * Bespoke Virtual Tour.
- * Bespoke Enhanced Photographs.
- * Tailored Packages for all clients.
- * Locally Owned Family Business.
- * Covid-19 Safe Agency Practices in Place.

Abbey Residential Agents are proud to offer for sale by private treaty this well proportioned three bedroom semi detached home situated on a corner plot with a pleasant outlook to the front aspect in the sought after location of Tonna. We would expect high demand for this family home and strongly recommend virtual viewing in the comfort and safety of your own home. If you are interested in this home call us today.

This home requires updating which is reflected in the asking price. The home benefits from two reception rooms, downstairs shower room and toilet, first floor bathroom, corner plot with a pleasant outlook. Ideally situated for the neighbouring schools and good road access via the A465 into Neath. Vacant Possession with no onward chain. To the ground floor there is an entrance hall, lounge, dining room, kitchen with units, shower room and toilet. To the first floor there are front, side and rear gardens.



Entrance

Via side door into the hall.

Hall

Staircase to the first floor.

Dining Room

10' 0" x 9' 8" (3.05m x 2.94m)

Double glazed window to the front aspect. Papered ceiling with coving. Gas Fire. Radiator.

Lounge

13' 6" x 12' 0" (4.11m x 3.65m)

Double glazed window to the front aspect, radiator, papered ceiling with coving. Gas fire.

Kitchen

5' 4" x 8' 9" (1.62m x 2.66m)

Door to the rear. Window to the rear. A range of wall and base units inset sink unit.

Shower Area

Frosted window to the rear aspect. A suite consists of sink unit and a shower area.



Toilet

Frosted window, toilet.

First Floor Landing

Frosted double glazed window to the rear aspect. Spacious landing area.

Bedroom One

10' 5" x 11' 6" (3.17m x 3.50m)

Double glazed window to the front aspect, textured ceiling, radiator. Fitted wardrobe.

Bedroom Two

9' 9" x 10' 4" (2.97m x 3.15m)

Double glazed window to the front aspect, radiator.

Bedroom Three

9' 8" x 7' 3" (2.94m x 2.21m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

7' 4" x 6' 6" (2.23m x 1.98m)

Frosted double glazed window to the rear aspect. A suite consists of pedestal wash hand basin, toilet, panelled bath. Tiled splash backs. Radiator. Linen cupboard.



Garden

To the front there is a walled frontage with an area laid to lawn. Gate giving access to the pathway leading to the access door. To the side there is an area laid to lawn. To the rear there are outbuildings.

Council Tax - B

Tenure - Freehold

Please obtain verification from your solicitor.

Viewing by appointment strictly with the selling agent.

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.

Disclaimer

These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not

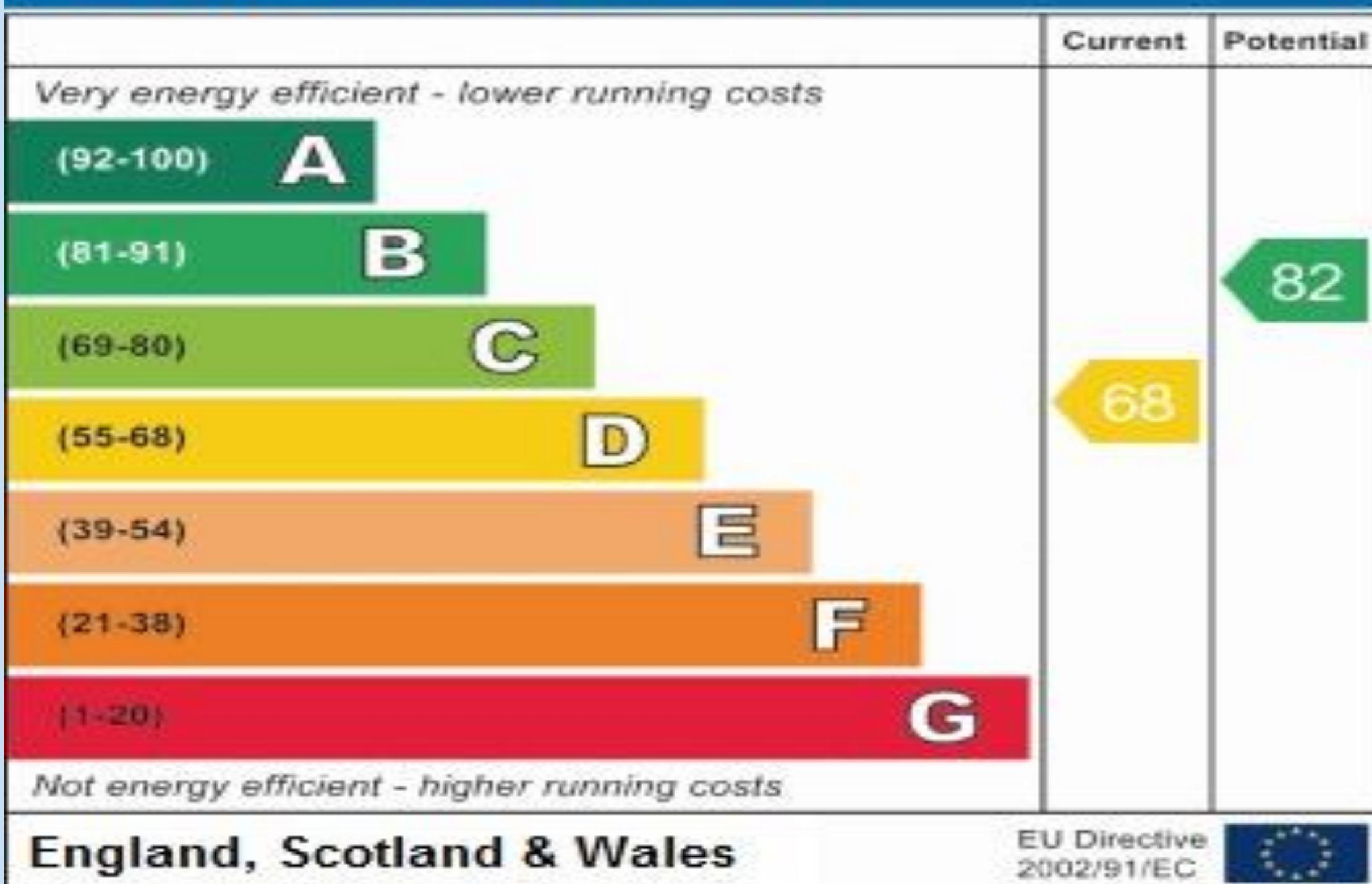
form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. 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.

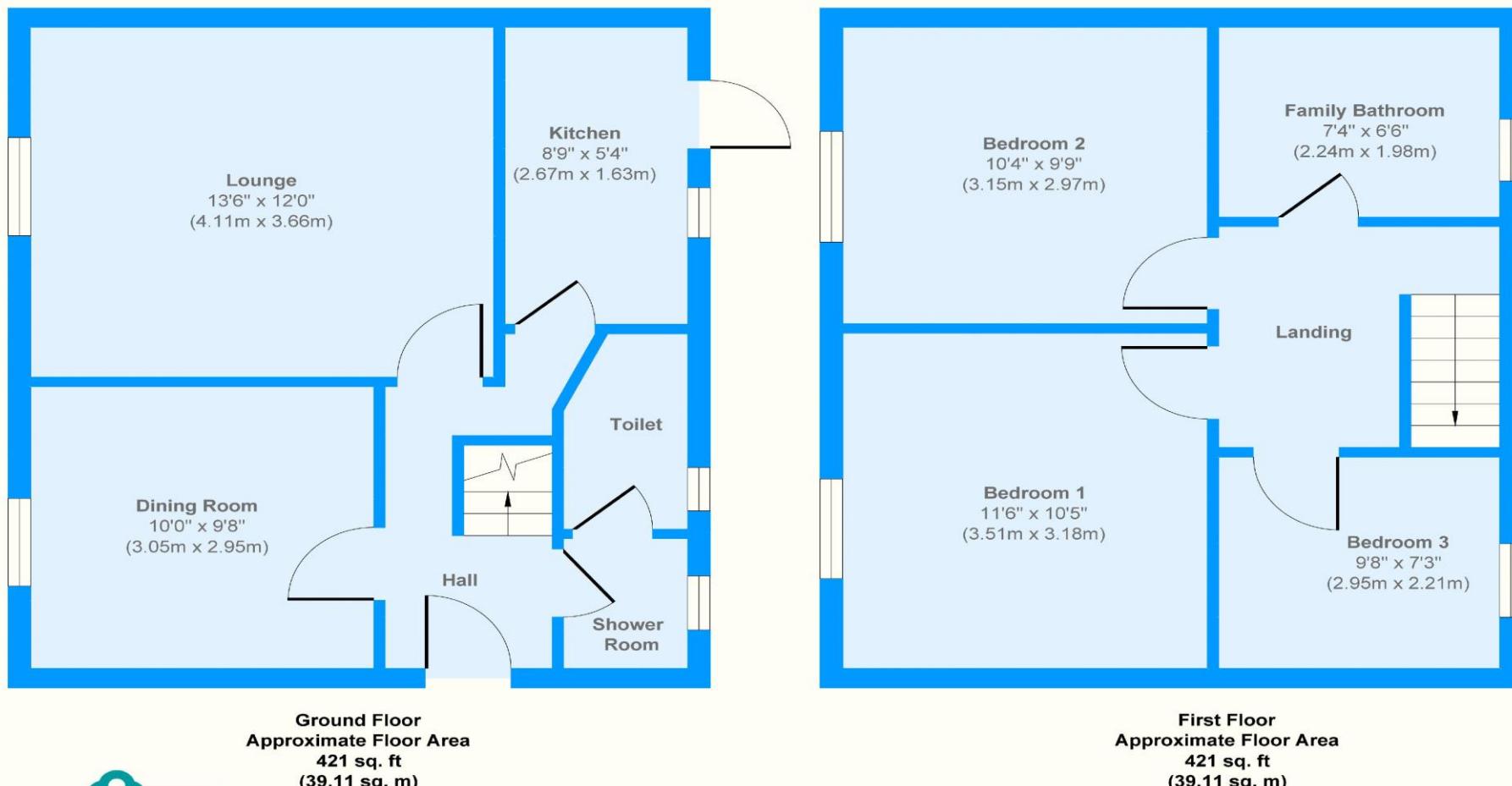




Energy Efficiency Rating



29 HEOL Y GRAIG, TONNA, NEATH, SA11 3LZ



Approx. Gross Internal Floor Area 842 sq. ft / 78.22 sq. m

Produced by Elements Property

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