



44, Hunters Ridge, Tonna,
Neath, Neath Port Talbot, SA11 3FE.

Offers in the Region Of £214,999

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

* Abbey Residential Agents are delivering results. * Bespoke Virtual Tour. * Bespoke Floor Plan. * 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 presented modern three bedroom, three receptions detached family residence in a sought after development located in Hunters Ridge, Tonna. We would expect high demand for this family home and strongly recommend virtual viewing in the comfort and safety in your home. If you are interested in this home, call us today. The current owner has lived in this home for over 14 years and they have converted the garage into a family room. Which gives the home well proportioned living and bedroom accommodation. Close proximity to the local amenities within Tonna. Located on a bus route into Neath. A short distance to Tonna Primary School and the countryside walks on the Neath Tennant Canal. The home benefits from gas fired heating, double glazing, three reception rooms, cloakroom, en-suite, family bathroom, ample parking and an enclosed rear garden. Vacant Possession with no onward chain. To the ground floor there is an entrance hall, family room, lounge, dining room, modern fitted kitchen with a breakfast bar area, utility area. To the first floor there are three bedrooms, en-suite and a family bathroom. Externally there are front and an enclosed rear garden.

Entrance

Via front door into the hall.

Hall

Radiator. Door into the lounge. Door into the family room. Door into the kitchen. Staircase to the first floor.

Cloakroom

Frosted double glazed window to the front aspect. Tiled floor. Push button toilet. Vanity unit with sink and storage. Tiled splash backs. Textured ceiling.

Family Room

17' 3" x 7' 4" (5.25m x 2.23m)

Double glazed window to the front aspect, radiator. Oak flooring.

Lounge

14' 8" x 10' 7" (4.47m x 3.22m)

Double glazed window to the front aspect. Focal surround. Textured ceiling, radiator. Doors into the dining room.

Dining Room

8' 6" x 9' 6" (2.59m x 2.89m)

Double glazed sliding door into the rear garden. Textured ceiling, radiator. Door into the kitchen.

Kitchen

11' 3" x 11' 1" (3.43m x 3.38m)

Double glazed window to the rear aspect. Folding door into the utility area. Textured ceiling. Tiled floor. Brick effect tiled splash backs. A range of fitted wall and base units inset sink unit, five ring gas hob, oven, extractor fan. Plumbed for a dishwasher. Space for a fridge freezer. Breakfast bar seated area. Floor heater.

Utility Area

8' 6" x 4' 9" (2.59m x 1.45m)

Frosted pvc door to the rear aspect. Extractor fan. Storage units. Plumbed for a washing machine. Access to the loft. Cupboard housing boiler. Tiled splash backs.



First Floor Landing

Textured ceiling. Double glazed window to the side aspect. Storage cupboard. Radiator. Doors to the three bedrooms and family bathroom.

Bedroom One

9' 4" x 8' 9" (2.84m x 2.66m)

Double glazed window to the front aspect, textured ceiling, radiator. Storage cupboard.

Bedroom Two

10' 5" x 11' 1" (3.17m x 3.38m)

Double glazed window to the rear aspect, textured ceiling, oak flooring. Fitted cupboard. Door into the en-suite.

En-suite

On the inspection of the home. The vendor has explained they are updating the en-suite which will be completed on the sale.

Bedroom Three

6' 5" x 8' 4" (1.95m x 2.54m)

Double glazed window to front aspect, radiator, textured ceiling.



Family Bathroom

6' 0" x 6' 0" (1.83m x 1.83m)

Frosted double glazed window to the rear aspect, shaver point. A suite consists of pedestal wash hand basin, push button toilet, panelled bath. Radiator. Partial tiled to walls. Laminated flooring.

Garden

To the front there is an ample two car driveway with a hedge with shingle area and a gate to the left hand side leading to the rear garden. To the rear the garden is mainly laid to lawn and enclosed with a patio area and a further area to the top of the garden.

Council Tax - D

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.

Disclaimer

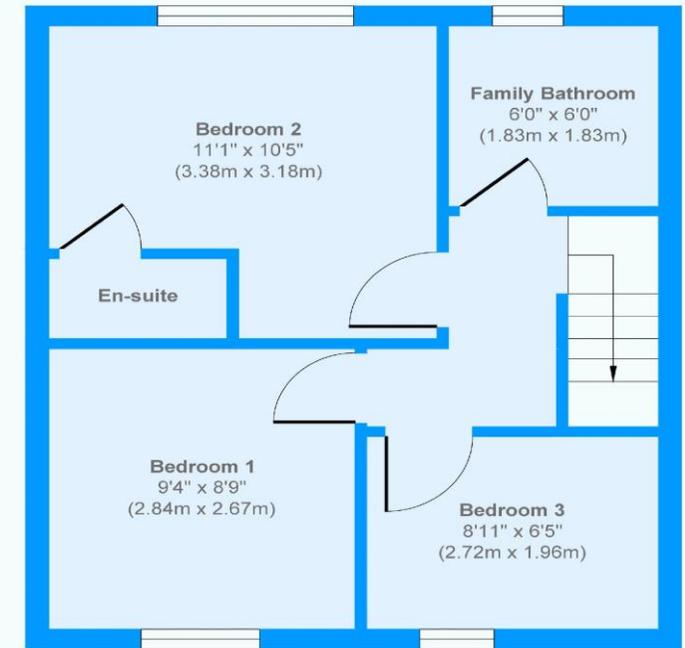
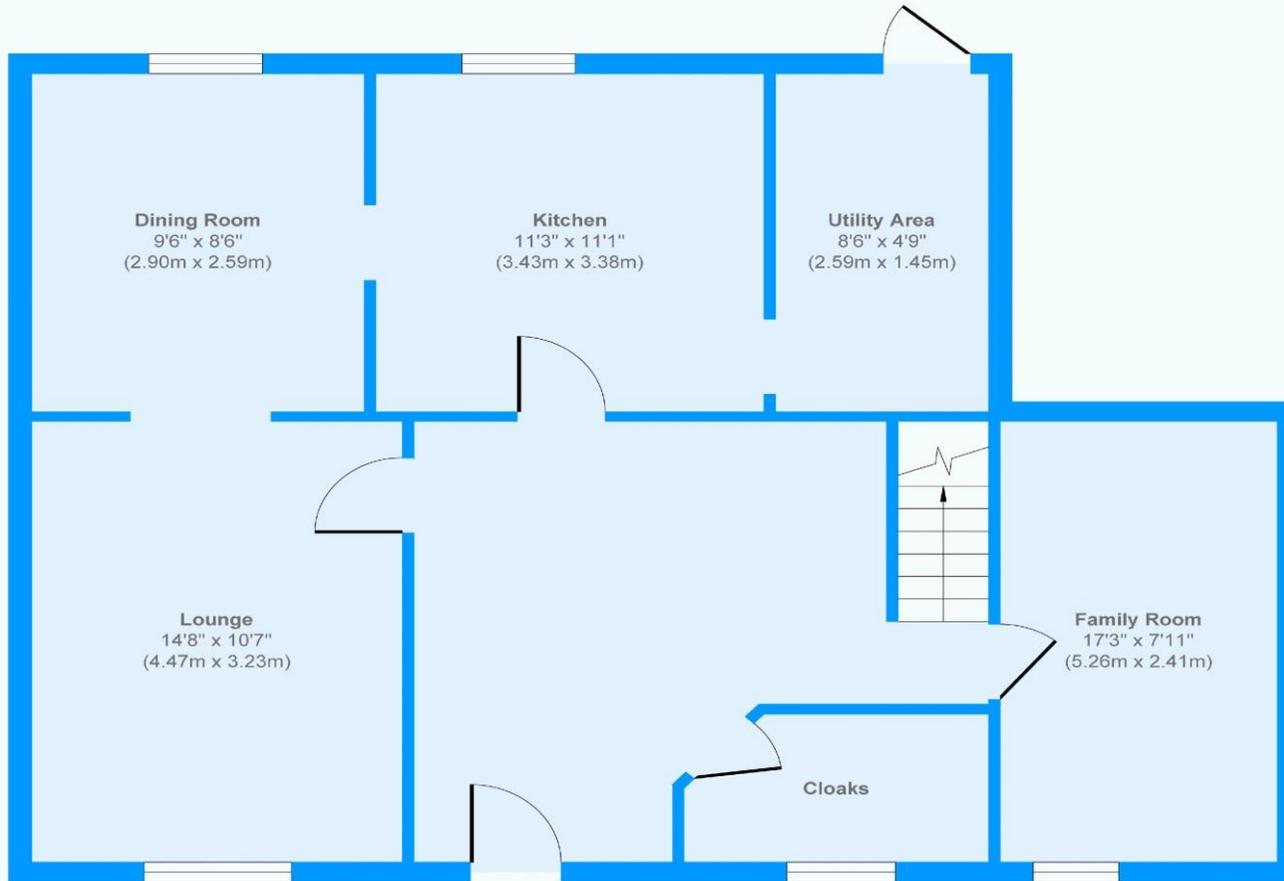
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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.



44 Hunters Ridge, Tonna, Neath, SA11 3FE



Ground Floor
Approximate Floor Area
838 sq. ft
(77.85 sq. m)

Approx. Gross Internal Floor Area 1202 sq. ft / 111.66 sq. m

Produced by Elements Property

First Floor
Approximate Floor Area
364 sq. ft
(33.81 sq. m)

Abbey Residential Agents Office
Tel: 01639 641994

64a High Street Glynneath Neath Glamorgan SA11 5DA
enquiries@abbeyresidentialagents.co.uk
www.abbeyresidentialagents.co.uk