



Wenallt Road, Tonna, Neath, Neath Port
Talbot. SA11 3HQ

£159,995



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Three bedroom semi detached house situated within the popular village of Tonna situated in Neath Port Talbot. Walking distance to Public houses, shops, school and transport links into Neath Town Centre. Would make an ideal purchase for a first time buyer.

£159,995 - Freehold

- Three bedroom semi detach house.
- Two reception rooms.
- Downstairs shower room.
- PVCu double glazing throughout.
- Off road parking.
- Council Tax C.



DESCRIPTION

We are pleased to offer to market this three bedroom semi detached house situated within Tonna and located close to local public houses and local school. Good Bus links to Neath Town Centre with local shops and amenities.

Accommodation briefly comprises two reception rooms, hallway, kitchen/dining room, inner passage, downstairs shower room, three bedrooms and family bathroom.

Externally there is a generous garden and off road parking to the side.

ENTRANCE

Access via PVCu frosted fully glazed front door leading into reception room one.

RECEPTION 1 (16' 2" x 10' 3") or (4.93m x 3.13m)

Papered ceiling with coving. Papered walls. Fitted carpet. Two sets of radiators. PVCu double glazed window to front of property. Recessed walls. Hearth for electric onset fire. Sliding door into hallway.

HALLWAY

Papered ceiling with coving. Papered walls. Radiator. Fitted carpet. Staircase to first floor and under stair storage.

RECEPTION 2 (12' 3" x 10' 1") or (3.74m x 3.07m)

Papered ceiling with coving. Papered walls. Recess walls with shelving. Fitted carpet. Radiator. PVCu double glazed french doors to rear courtyard. Focal point to the room is the wooden fire surround, marble effect hearth and back plate for onset electric fire.

KITCHEN/DINING ROOM (13' 0" x 8' 11") or (3.95m x 2.72m)

Papered ceiling. Tiled walls with part wooden panelling. Laminate flooring. Radiator. PVCu double glazed window and door to rear courtyard. Kitchen is fitted with a range of wall and base units with complementary work surfaces. One and half bowl sink unit and mixer tap. Gas cooker point. Ample space for breakfast table and chairs. Door to inner passage.

INNER PASSAGE

Skimmed ceiling. Emulsioned with part tongue and groove panelling to walls. Continuation of laminate flooring. Wall mounted combination boiler. Plumbing in place for washing machine. Space for other appliances. PVCu double glazed window to rear of property. Door into shower room.

DOWNSTAIRS SHOWER ROOM (5' 6" x 5' 3") or (1.68m x 1.61m)

Textured ceiling. Tiled walls. Non slip flooring. Radiator. PVCu frosted double glazed window to rear of property. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin, shower area with electric shower.

LANDING

Split level landing with spindle balustrade. Skimmed ceiling. Loft access hatch. Papered walls. Fitted carpet. Doors leading off:



MASTER BEDROOM (16' 5" x 11' 9") or (5.00m x 3.57m)

Textured ceiling with coving. Papered walls. Fitted carpet. Two sets of radiators. Two PVCu double glazed windows to front of property boasting spectacular views of surrounding area.

BEDROOM 2 (10' 11" x 10' 3") or (3.34m x 3.12m)

Textured ceiling with coving. Papered walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

BEDROOM 3 (7' 7" x 5' 9") or (2.30m x 1.76m)

Papered ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property.

FAMILY BATHROOM (8' 8" x 5' 2") or (2.65m x 1.58m)

Skimmed ceiling with coving. Half emulsioned and half tiled to two walls and fully tiled to remainder. Fitted carpet. Radiator. PVCu frosted double glazed window to rear of property. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin, shower cubicle with mains fed shower.

OUTSIDE


To the front there is a large garden mainly laid to lawn with patio area ideal for garden furniture and footpath leading down to vegetable patch. Side gate leading onto Wenallt Road and off road parking.

The rear is accessible off St Ann's Drive. Footpath leading to rear courtyard. Storage shed. Gate leading to Wenallt Road.



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines 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. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. 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 Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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