



peter alan

Dan Y Bryn, offers over £190,000

- Beautifully Presented
- Modern, Open Plan Layout
- Gorgeously Paved Garden
- First Floor Family Bathroom
- Sought After Residential Location
- EPC Rating: D



peter alan

3 2 1

pa peter alan

01639 635115
neath@peteralan.co.uk



About the property

Situated within the popular residential area of Dan y Bryn, Tonna, this beautifully presented three-bedroom semi-detached home offers spacious and modern accommodation, making it an ideal purchase for families and first-time buyers alike. Boasting excellent links to well renowned schools including Tonnau Primary, Cefn Saeson / Llangatwg Comprehensives and Neath College! Fantastic for commuters with great access to the M4 corridor and A470 via the A465, as well as public transport routes via bus or train.

The property is approached via steps leading through a front lawned garden, with side access to the rear. Internally, the accommodation comprises a welcoming entrance hallway with stairs rising to the first floor, a convenient ground floor W.C., and access to a stunning open-plan living, dining, and kitchen area. This impressive space provides the perfect hub for modern family living and entertaining, with French doors opening directly onto the rear garden. The Upvc windows and doors throughout the property have been replaced within 2026!

To the first floor, the property benefits from three well-proportioned double bedrooms and a contemporary fitted family bathroom. Externally, the landscaped tiered rear garden offers a variety of outdoor spaces to enjoy, including seating areas, lawned sections, and useful outhouses for storage. The garden also enjoys a good degree of privacy, with no properties directly backing onto the rear.





Accommodation

Entrance Hallway

W.C

Lounge & Dining Area

Kitchen Area

Landing

Bedroom One

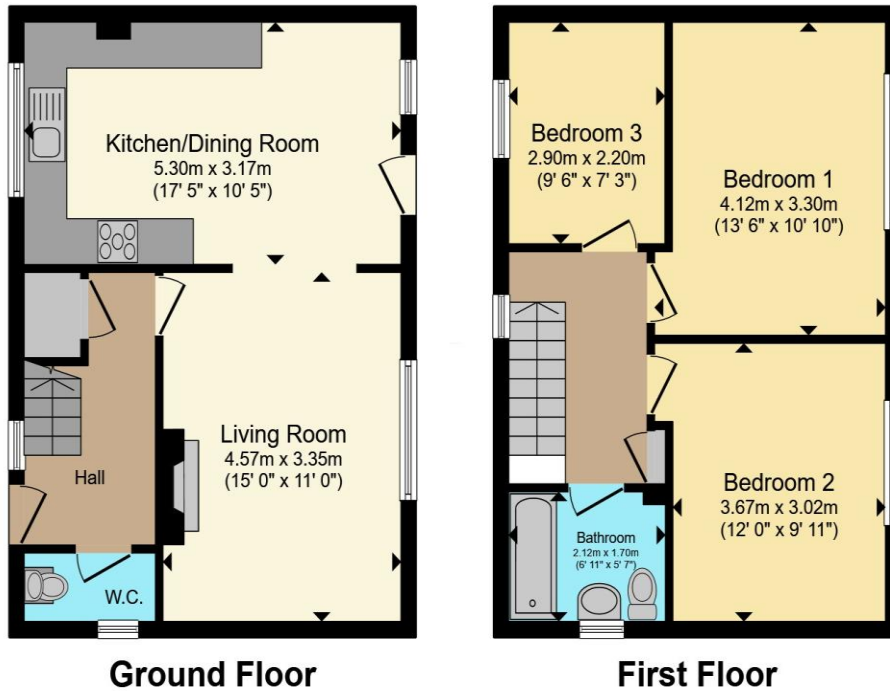
Bedroom Two

Bedroom Three

Bathroom

Front & Rear Gardens

Floorplan



Total floor area 83.1 m² (895 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.