

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



21 Heol Y Glo, Tonna, Neath, Neath Port Talbot. SA11 3NJ



**£132,500**



## Main Features

- NO ONWARDS CHAIN!
- Three Bedroomed Semi-Detached Property
- Off Road Parking
- Freehold
- EPC - D
- Village Located
- Close To Neath Town Centre
- Two Reception Rooms
- Gas Fired Heating
- Need A Mortgage? We Can Help!!

## General Information

With no onwards chain this three bedroomed, semi-detached property is an ideal first time purchase or investment. Located in a friendly village, Tonna, close to local amenities such as the Whittington Arms, local Spar and Tonna Primary School, whilst also having easy transport links and easy access to the A465 and M4 corridor. The property itself offers two reception rooms, shower room and kitchen to the ground floor and three bedrooms and bathroom to the first floor. Externally the property offers ample off road parking and a large front garden and rear garden offering a lot of potential.

## GROUND FLOOR

### Entrance Hallway

Carpeted stairs to the first floor.  
Doors to;

### Shower Room

Comprising of a low level WC, wash hand basin and a shower. uPVC double glazed window, extractor fan and radiator.

### Lounge

uPVC double glazed window to the front aspect, radiator and carpeted flooring.

## Living Room

uPVC double glazed window, carpeted flooring and radiator.

## Kitchen

Appointed with a range of matching wall and base units with work tops over and a stainless steel sink with mixer tap. uPVC double glazed window, electric oven with gas hob and extractor fan over, tiled splash back, tiled flooring and radiator. uPVC door to access the rear garden.

## FIRST FLOOR

### Bedroom One

uPVC double glazed window, radiator and carpeted flooring.

### Bedroom Two

uPVC double glazed window, radiator and carpeted flooring.

### Bedroom Three

uPVC double glazed window, radiator and carpeted flooring.

## Bathroom

Comprising of a low level WC, pedestal wash hand basin and panelled bath with mixer tap. uPVC double glazed window, laminate flooring, radiator and a cupboard housing a combi boiler serving domestic hot water and gas central heating.

## EXTERNALLY

### Gardens

A front garden laid to lawn with drive to the side offering off road parking for four cars and side access to the rear.

A large rear garden with patio area and laid to lawn area.

### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### **Please Note:**

This property is currently registered under Business Council Tax - This will need to be changed with the council on completion.

### **Viewings**

Strictly By Appointment Only

### **Utilities**

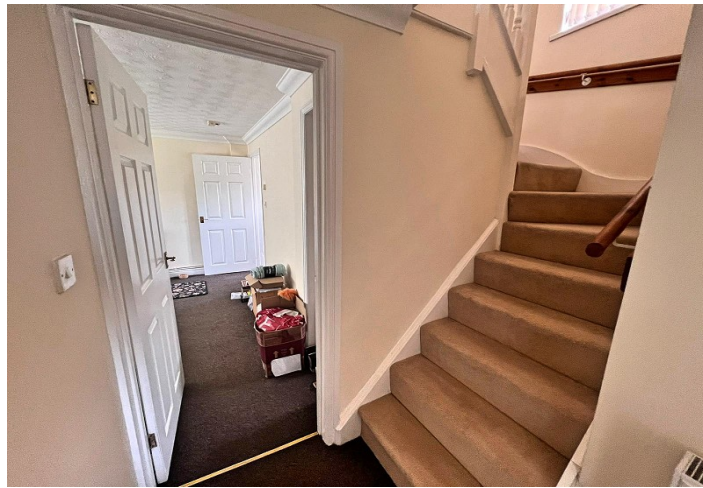
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** Not Specified

**Current heating type** Gas

**Tenure (To be confirmed)** Freehold











Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: 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 further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. 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.

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Offering services in Sales, Lettings, Auctions and Online Estate Agency with an in house Mortgage Advisor offering free advice to all clients.



# PETER MORGAN

## POSITIVELY MOVING

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