

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



3 Dolcoed Place, Tonna, Neath, Neath Port Talbot. SA11 3GZ



PETER MORGAN

£165,000

Main Features

- Village Location
- Cosy Two Bed Property
- Freehold
- EPC - D
- Lounge & Conservatory
- Off Road Parking
- Mountain Views To The Rear
- Gas Central Heating
- uPVC Double Glazed Windows Throughout
- Need A Mortgage? We Can Help!

General Information

This well presented, two bedroomed property is located in the heart of a small friendly village, Tonna, with excellent transport links, easy access to the A465 and close to many local amenities such as Tonna Primary School, Tonna rugby club and the local spa.

Internally the property offers a modern kitchen, a cosy lounge with a log burner, a conservatory which boasts the natural light and mountain views, two bedrooms and bathroom, also having off road parking to the front and an enclosed rear garden with decking.

Please visit our new and improved website for more information!

Please note there is Spray Foam Insulation in the loft, please contact your mortgage lender before applying for a mortgage.

GROUND FLOOR

Entrance Hallway

Enter through a uPVC door, wooden flooring and radiator.
Doors to;

Lounge

Wooden flooring, radiator and under stairs flooring cupboard.

Conservatory

uPVC double glazed window to the side aspect, uPVC double glazed glass roof, wooden flooring and uPVC patio doors to access the balcony.

Kitchen

Appointed with a range of matching wall and base units with works tops over and an inset sink with mixer tap. uPVC double glazed window to the front aspect, plumbing in place for a washing machine, integrated electric oven with electric hobs, tiled splash back and space for a free standing fridge freezer.

FIRST FLOOR

Landing

Carpeted flooring, over stairs storage cupboard and access to the loft above.

Bedroom Two

uPVC double glazed window to the rear aspect, laminate flooring and radiator.

Bathroom

Comprising of a low level WC, vanity wash hand basin and a panelled bath with a shower over and glass screen. Heated chrome towel rail and fully tiled walls.

Bedroom One

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

EXTERNALLY

Gardens

A front drive offering off road parking for two vehicles and side access to the rear garden.

An enclosed rear garden with access from the raised balcony.

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 (fees will apply on completion of the mortgage)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

Utilities

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

Current council tax banding B

Current heating type Gas

Tenure (To be confirmed) Freehold

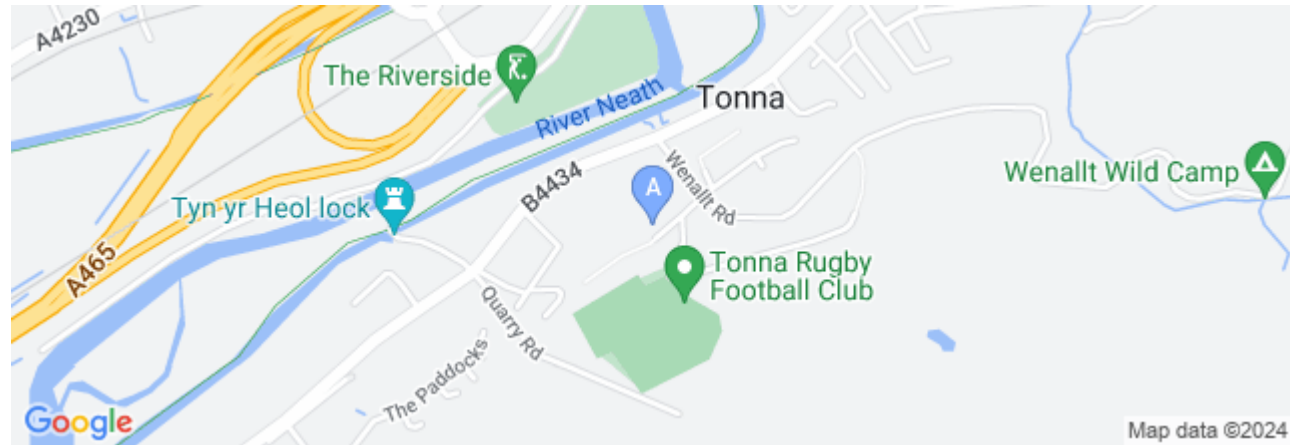




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & 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.



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.



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