

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



45 Dan Y Bryn, Tonna, Neath, Neath Port Talbot. SA11 3PJ



£195,000

Main Features

- Village Location
- Offers A lot Of Potential
- Freehold
- Detached Home
- EPC - E
- Council Tax - C
- Two Garages
- Two Reception Rooms
- Enclosed Rear Garden
- Need A Mortgage? We Can Help!

General Information

Situated in a friendly village, this detached property which offers a lot of potential, comprises of two reception rooms, WC, kitchen and conservatory to the ground floor, three bedrooms and shower room to the first floor, also benefitting from two garages and a dual driveway.

Tonna is a friendly, family village within a short drive from Neath Town Centre also close to many local amenities such as Tonna Rugby Club, Tonna local shop, Tonna Primary School and easy access to the A465.

Please visit our new and improved website for more information!

GROUND FLOOR

Entrance Hallway

uPVC window to front the front aspect and tiled flooring.

Doors to;

W.C.

Comprising of a low level WC and wash hand basin. uPVC frosted window, tiled flooring, tiled walls and radiator.

Reception Room

Tiled flooring, radiator, stairs to the first floor and sliding doors to conservatory.

Doors to;

Lounge

uPVC dual windows to front aspect, dual radiators, wall thermostat and feature fireplace with electric fire.

Kitchen

Appointed with matching wall and base units with wood effect work tops over and inset stainless steel sink with mixer tap. uPVC window to the side aspect, tiled flooring, tiled splash back, radiator, integrated fridge and dishwasher, integrated oven with electric grill and gas hob.

Conservatory

uPVC windows to the side aspect, tiled flooring and radiator.

Door to;

Inner Porch

Tiled flooring and uPVC door to access the rear garden.

Door to;

Utility Room

Tiled flooring, plumbing in place for a washing machine and space for fridge freezer.

Door to;

Garage

Up and over door, power and lighting.

FIRST FLOOR

Landing

Bedroom One

uPVC window to the front aspect, radiator and fitted wardrobes and dressing table.

Bedroom Two

uPVC window and radiator.

Bedroom Three

uPVC window to the front aspect and radiator.

Shower Room

Comprising of a low level WC, vanity wash hand basin and shower cubicle. uPVC frosted window, tiled flooring, tiled walls, radiator and cupboard housing a water tank.

EXTERNALLY

Gardens

Dual driveway to the front and access to rear garden.

A rear garden patio laid with mature shrubs.

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

Current council tax banding C

Current heating type Gas

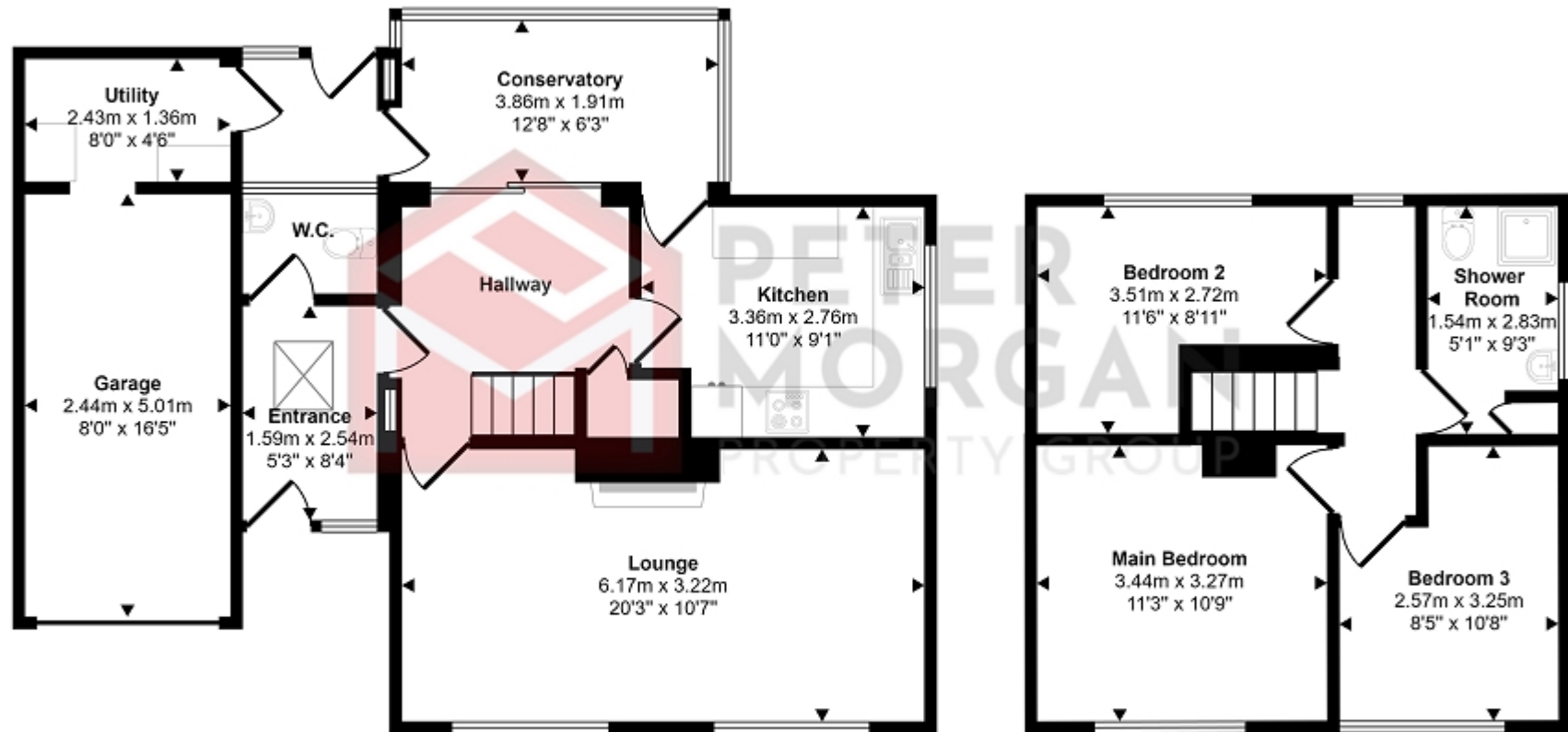
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
112 sq m / 1201 sq ft



Ground Floor
Approx 74 sq m / 792 sq ft

First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | |
| (81-91) | B | 83 |
| (69-80) | C | |
| (55-68) | D | |
| (39-54) | E | 53 |
| (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.



PETER MORGAN

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