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PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

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 PETER MORGAN
PROPERTY GROUP

50 Park Street, Tonna, Neath, Neath Port Talbot. SA11 3JL



PETER MORGAN

£150,000

Main Features

- NO ONWARDS CHAIN
- Village Location
- Three Bedroom Terraced Property
- Freehold
- EPC - TBC
- Enclosed Rear Garden
- Close To Good Transport Links
- Easy Access To The A465
- Updating Required Throughout
- Need A Mortgage? We Can Help!

General Information

This three-bedroom terraced house is located in a village setting, offering a unique opportunity for potential owners to modernise and put their own stamp on the property. Boasting a freehold status and has no onward chain, which facilitates a smoother purchase process. The house features two reception rooms, providing versatile living space, and is equipped with an enclosed rear garden that allows for outdoor activities and gardening, the property also benefits from access to the rear garden via the front of the property.

Surrounding amenities are abundant, making this location practical for daily needs. A convenience store is located nearby, providing easy access to essentials, Tonna Primary School and for those who appreciate outdoor spaces, both Riverside Park and Tonna Woodland are within a short distance, offering recreational areas for walking, picnicking, and enjoying nature.

Public transport options are also conveniently nearby, with bus stations located at Whittington Arms and Tonna Spar, enhancing the appeal of this home for potential buyers seeking a well-connected village lifestyle, whilst also having easy access to the A465 and M4 corridor.

GROUND FLOOR

Hallway

Carpeted flooring, radiator and stairs to first floor which offers under stairs storage.

Dining Room

Single Glazed window to kitchen, radiator, carpeted flooring and feature fireplace with gas fire.

Lounge

uPVC double glazed Bay window to front aspect, carpeted flooring, radiator and feature fireplace with gas fire.

Kitchen

Appointed with a range of base units with works tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, space for freestanding fridge freezer, space for plumbing in place for washing machine, electric hob, vinyl flooring, radiator and dual single glazed sky lights.

Door to;

Shower Room

Comprising of a low level WC, wash hand basin and shower cubicle with electric shower. Part tiled walls, tiled-effect vinyl flooring, extractor fan and electric heater.

FIRST FLOOR

Landing

Doors to;

Bedroom One

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

Bedroom Two

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

Bedroom Three

uPVC double glazed window to rear aspect, radiator, carpeted flooring, fitted wardrobes, access to loft above and airing cupboard with shelving, water tank/heating system.

Bathroom

Comprising of a low level WC, wash hand basin and bath with shower over. uPVC double glazed window to front aspect, part tiled walls, radiator and vinyl flooring.

EXTERNALLY

Gardens

A front garden with path leading to property.

A south facing enclosed rear garden with storage shed, patio area and steps leading to laid to lawn area with central path.

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 C

Current heating type Gas

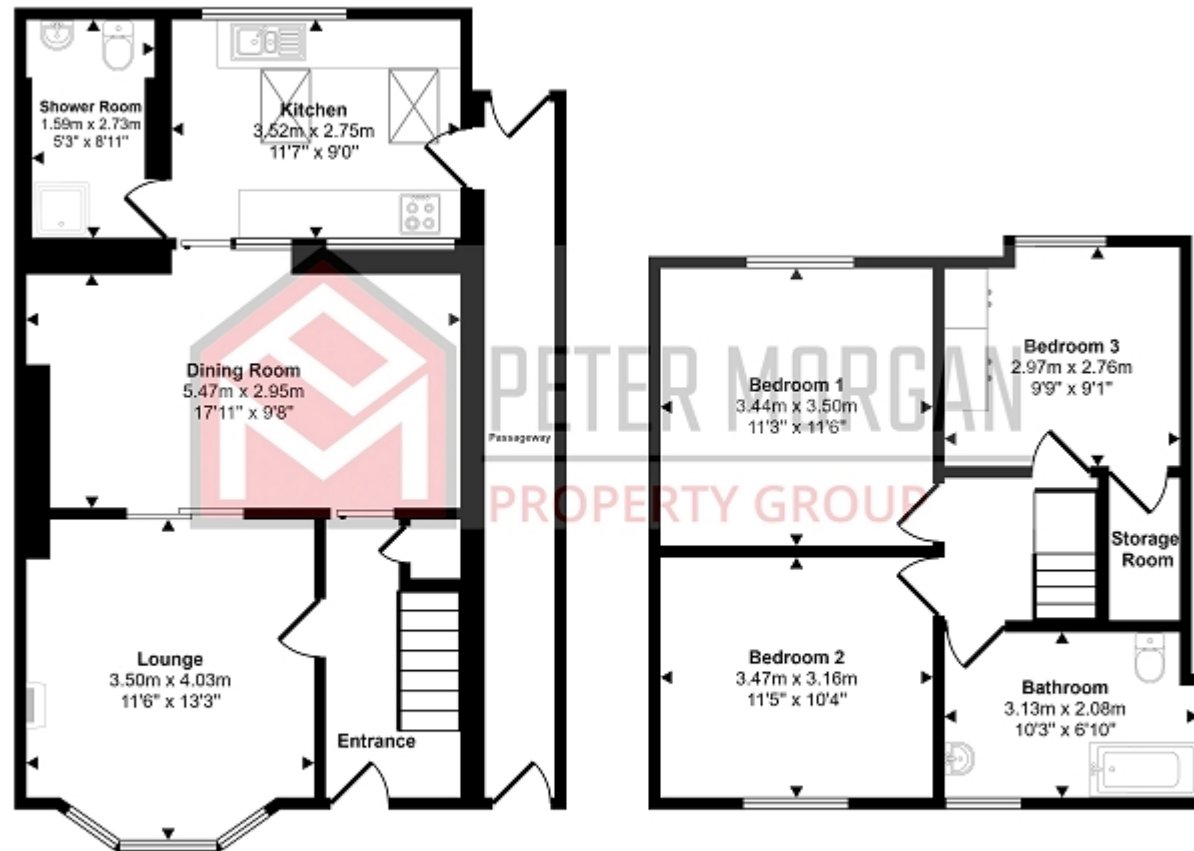
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
109 sq m / 1173 sq ft




Ground Floor
Approx 64 sq m / 690 sq ft

First Floor
Approx 45 sq m / 483 sq ft

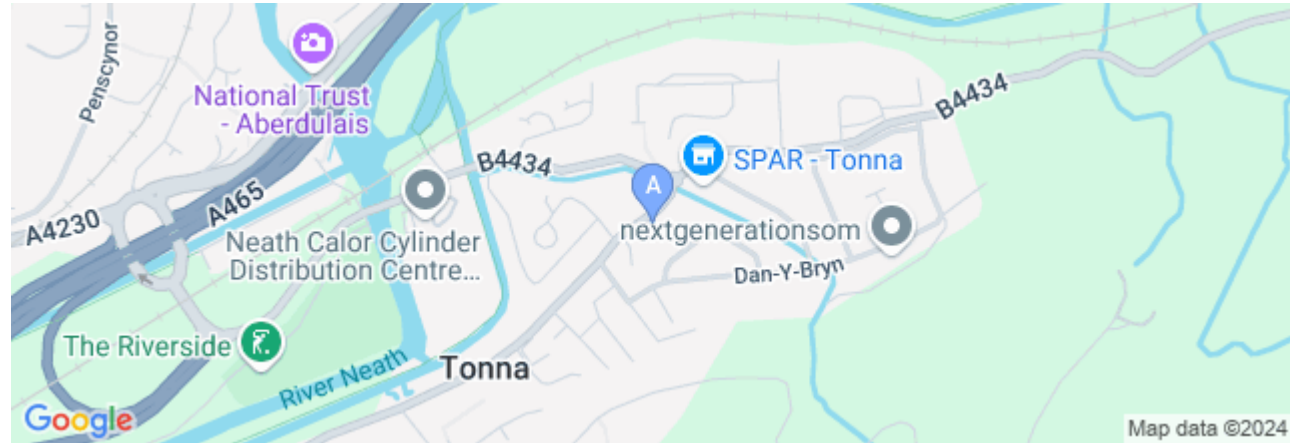
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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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	
(55-68)	D	
(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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