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PROPERTY
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2021
WALES
SALES
GOLD WINNER

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PETER MORGAN

44 Hunters Ridge, Tonna, Neath, West Glamorgan, SA11 3FE

£275,000

Main Features

- Detached Family Home
- Village Location
- Three Bedroom Property
- Freehold
- EPC - D
- Off Road Parking To Front
- Newly Fitted Bathroom & En-suite
- South Facing Rear Garden
- Two Reception Rooms
- Need A Mortgage? We Can Help!

General Information

This three-bedroom, detached family home is situated in a peaceful village location, offering an excellent opportunity for family living. The property features a freehold status and is positioned within a residential area characterized by similarly styled homes. The exterior showcases a well-maintained garden and off-road parking to the front, enhancing its accessibility.

Internally, the property offers two reception rooms, WC, kitchen and utility to the ground floor, three bedrooms fitted bathroom and En-suite to the first floor to enhance the functionality of the home, ensuring modern amenities for daily use. The house includes gas heating, contributing to efficient warmth throughout the living spaces.

The property boasts a south-facing rear garden, which is ideal for outdoor activities and relaxation. The garden features a lawn area and well-maintained borders, offering a pleasant outdoor environment for family enjoyment. In addition, there is a garden shed, providing extra storage for gardening tools or outdoor equipment. Off-road parking is available to the front of the house, accommodating one or more vehicles conveniently. The garden is easily accessible from the reception rooms, creating a seamless transition between indoor and outdoor spaces.

GROUND FLOOR

Hallway

Radiator, wood-effect laminate flooring, staircase to first floor with storage space underneath and doors to;

W.C.

Comprising of a WC and wash hand basin. uPVC double glazed window to front aspect, heated towel rail and tiled flooring.

Reception Room

uPVC double glazed window to front aspect, radiator, wood-effect laminate flooring and loft access hatch - ideal for home office / playroom.

Lounge

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

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear, space for fridge / freezer, oven with gas hob and cooker hood over, tiled flooring and breakfast bar.

Dining Room

Double patio doors to rear, radiator and wood-effect laminate flooring.

Utility Room

Appointed with a range of base units with work tops over, plumbing in place for washing machine, patio doors to rear aspect, radiator, tiled flooring, storage cupboard housing combi boiler serving domestic hot water and gas central heating.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect, radiator, carpeted flooring, access to loft above and fitted storage cupboard.

Master Bedroom

uPVC double glazed window to rear aspect, radiator, wood-effect laminate flooring and fitted wardrobes.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. uPVC double glazed Frosted window to side aspect, heated towel rail, tiled flooring and extractor fan.

Bedroom Two

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

Bedroom Three

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

Bathroom

Comprising of a low level, wash hand basin and panelled bath with shower over. uPVC Frosted double glazed window to rear aspect, heated towel rail, tiled flooring, shaver point and extractor fan.

EXTERNALLY

Gardens

Double driveway with lawn area, decorative stone area and side access lane.

Enclosed south-facing rear garden mostly laid to lawn with two patio areas, side access lane, outside tap and access to a brick-built storage shed.

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)

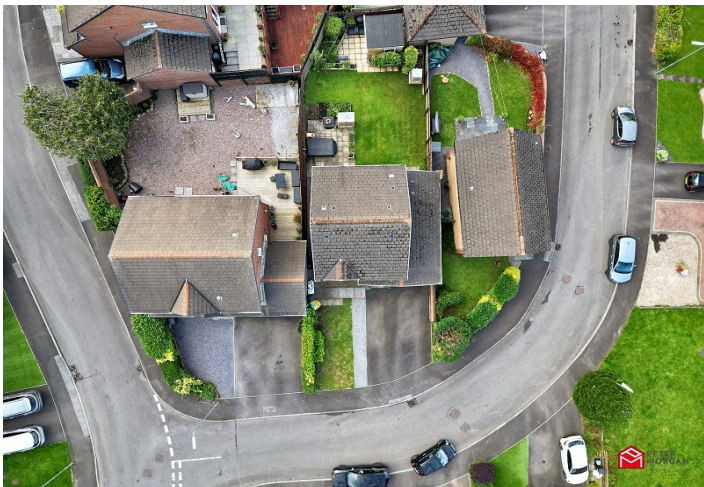
Current council tax banding E

Current heating type Gas

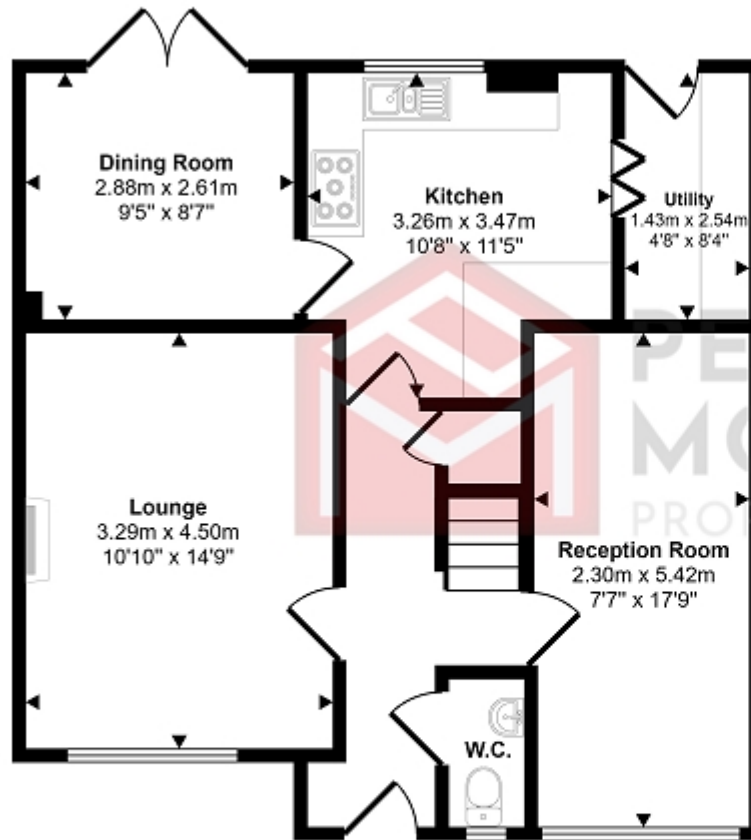
Tenure (To be confirmed) Freehold



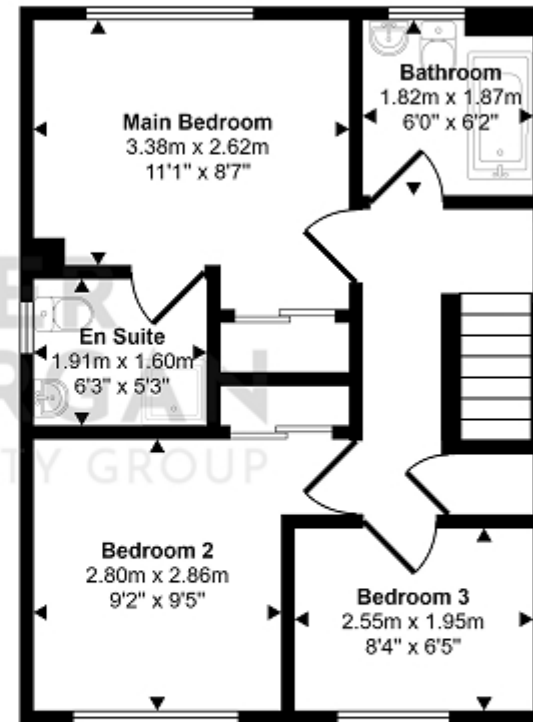




Approx Gross Internal Area
101 sq m / 1084 sq ft



Ground Floor
Approx 61 sq m / 653 sq ft



First Floor
Approx 40 sq m / 431 sq ft

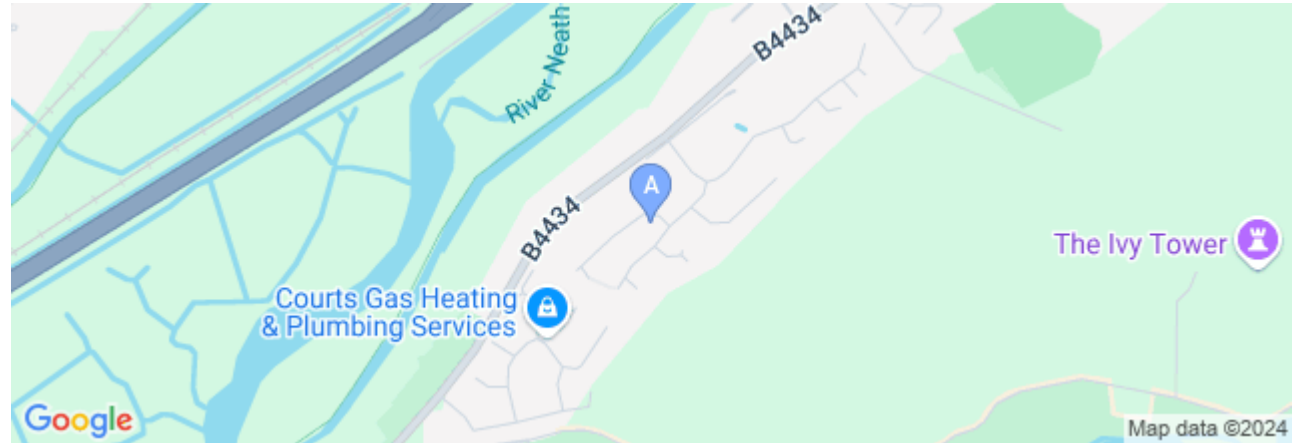
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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		80
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Talbot Green Lettings Hub

lettingstg@petermorgan.net

Ty Gwyn, 38 Talbot Road
Talbot Green, Pontyclun
CF72 8AF

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

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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.

Neath Port Talbot Branch
35 Windsor Road, Neath. SA11 1NB
npt@petermorgan.net
VAT No : **821850148**

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

