

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



62 Hunters Ridge, Tonna, Neath, Neath Port Talbot. SA11 3FE



**£350,000**

## Main Features

- Sought After Location
- Extended Four Bedroomed Property
- Detached Family Home
- Freehold
- EPC - C
- Council Tax Band - E
- Off Road Parking
- Three Reception Rooms
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

Set in the sought after area of a popular village, Tonna. This beautifully presented detached property, is the perfect family home, benefitting from three reception rooms, kitchen, utility area and WC to the ground floor and four bedrooms, master with En-suite and family bathroom to the first floor, also having off road parking to the front and an enclosed rear garden boasting attractive views.

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

Enter through a uPVC door, carpeted flooring, radiator, under stairs cupboard and stairs to the first floor.

Doors to;

### Reception Room

uPVC double glazed window to the front aspect, carpeted flooring, radiator and a built in cupboard.

Please note this was the former garage.

### Lounge

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

Double Doors to;

### Dining Room

uPVC French doors to access the rear garden, carpeted flooring and radiator.

Door to;

### Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated split level double oven, plumbing in place for a dish washer, space for a free standing fridge freezer, electric hob with fan over, laminate flooring, part tiled walls and radiator.

Door to;

### Utility Room

Wall and base units with work tops over and an inset sink with mixer tap. uPVC door to access the rear garden, plumbing in place for a washing machine, space for a tumble dryer and laminate flooring.

Door to;

### W.C.

Comprising of a low level WC and a pedestal wash hand basin. uPVC frosted double glazed window, laminate flooring and radiator.

## FIRST FLOOR

### Landing

Carpeted flooring, access to the loft above and an airing cupboard housing a combi boiler serving domestic hot water and gas central heating.

### Master Bedroom

uPVC double glazed window to the front aspect, carpeted flooring, radiator, built in wardrobes and fitted bedside cabinets.

Door to;

### En Suite

Comprising of a low level WC, pedestal wash hand basin and shower cubicle. uPVC double glazed window to the front aspect, tiled flooring, radiator and shaver electrical point.

### Bedroom Three

uPVC double glazed window to the rear aspect, carpeted flooring, radiator and built in wardrobes.

### Bedroom Four

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

### Bedroom Two

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

## EXTERNALLY

## Gardens

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

An enclosed rear garden having a laid to lawn area and patio laid area with garden 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Council Tax

Annually - £2581

## 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

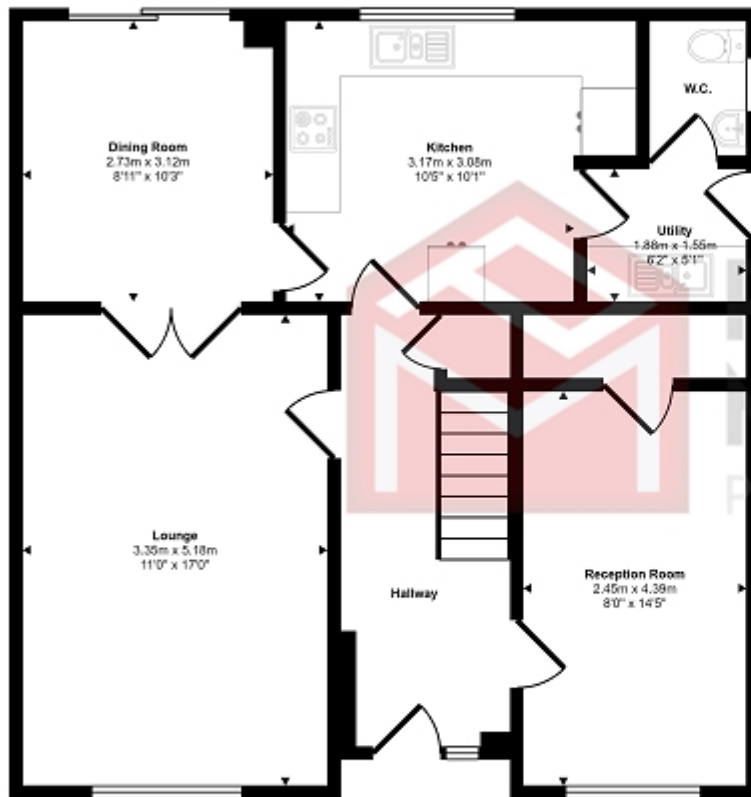
**Tenure (To be confirmed)** Freehold



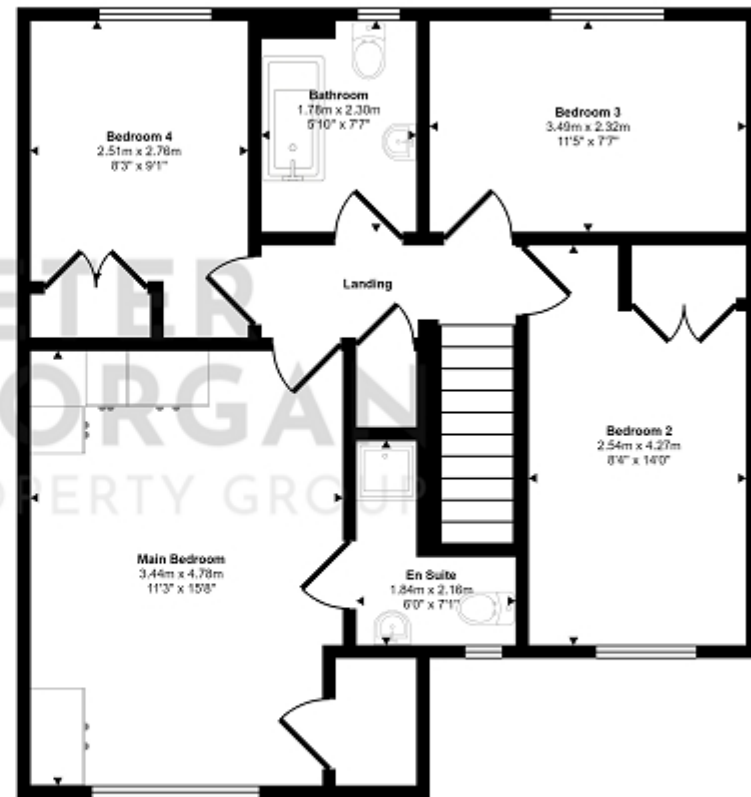




Approx Gross Internal Area  
128 sq m / 1382 sq ft



Ground Floor  
Approx 67 sq m / 724 sq ft



First Floor  
Approx 61 sq m / 658 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+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(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.

**Neath Port Talbot**  
Head Office

npt@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Neath Port Talbot**  
Lettings

lettings@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Neath Port Talbot**  
Financial Services

financial@petermorgan.net

33-35 Windor Road,  
West Glamorgan  
SA11 1NB

**Bridgend**

bridgendcounty@petermorgan.net

16 Dunraven Place,  
Mid Glamorgan  
CF31 1JD

**Maesteg**

bridgendcounty@petermorgan.net

135 Commercial St,  
Mid Glamorgan  
CF34 9DW

**Talbot Green**

talbotgreen@petermorgan.net

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





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

[www.petermorgan.net](http://www.petermorgan.net)  
03300 563 555

