

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



15 New Street, Tonna, Neath, Neath Port Talbot. SA11 3JJ



**£190,000**



## Main Features

- With No Onwards Chain!
- Offering A Lot Of Potential
- Built In The 1950's
- A Detached Bungalow
- EPC - D
- Freehold
- Village Location
- Off Road Parking & Garage
- Mountain Views
- Need A Mortgage? We Can Help!

## General Information

Offering a lot of potential, this detached bungalow situated in the sought after area of Tonna, just outside of Neath Town Centre. Internally having three bedrooms, shower room, kitchen, separate utility and a comforting lounge. The gardens boast mountain views, a detached garage, matured shrubs and a patio area perfect for the summer evenings.

Located in a quiet village close to many local amenities such as Tonna Primary School, Tonna Sports Club, Neath Canal Walk, Gnoll Country Park, Neath Cricket Club, Llangatwg Comprehensive School, a short drive to the Neath Town Centre and easy access to the A465.

Please visit our new and improved website for more information!

## GROUND FLOOR

### Entrance Hallway

Carpeted flooring, radiator and storage cupboard.

Doors to;

### Bedroom One

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

### Bedroom Two

uPVC double glazed window to the side aspect, carpeted flooring, radiator and fitted wardrobes.

### Bedroom Three

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

### Shower Room

Comprising of a low level WC, pedestal wash hand basin and shower. uPVC double glazed window to the rear aspect, tiled flooring and tiled walls.

### Kitchen

Appointed with base units with work tops over and inset stainless steel sink with separate taps. uPVC double glazed window to the side aspect, carpeted flooring, part tiled walls, gas cooker and storage cupboards.

Door to;

### Utility

uPVC double glazed window, carpeted flooring, plumbing in place for a washing machine and a storage cupboard housing a boiler serving domestic hot water and gas central heating.

uPVC door to access the rear garden.

Door to;

### W.C.

Low level WC and wash hand basin. uPVC double glazed window to the rear aspect and carpeted flooring.

### Lounge

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

## EXTERNALLY

## Gardens

A front garden laid to lawn with matured shrubs and a path leading to the property and the rear garden.

The rear and side gardens offers a lot of potential having a detached garage, patio laid shrubs and matured 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](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Council Tax Band

Council Tax Band - C  
Annually - £1877

## 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

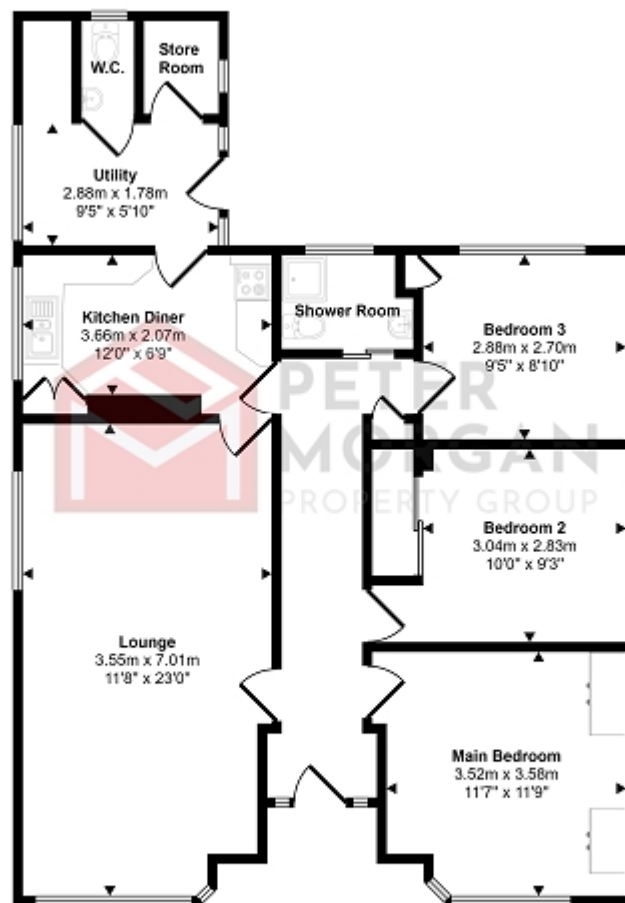









Approx Gross Internal Area  
89 sq m / 961 sq ft



Floorplan

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>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(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.

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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

## POSITIVELY MOVING

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