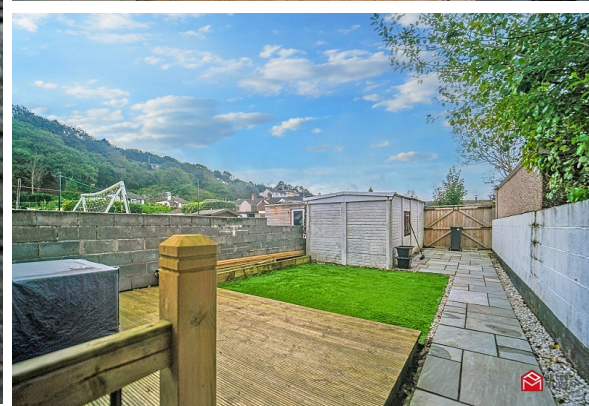


THE GUILD
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2021
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2 New Street, Tonna, Neath, Neath Port Talbot. SA11 3JJ



Offers Over £160,000

Main Features

- Terraced Family Home
- Three Double Bedrooms
- Kitchen With Separate Utility Room
- EPC - D
- Freehold
- Enclosed Rear Garden
- Detached Garage With Rear Access
- Close To A Host Of Local Amenities
- Short Commute Into Neath Town Centre
- Need A Mortgage? We Can Help!

General Information

Situated in the sought after area of Tonna, just outside of Neath Town Centre, this three bedroom terraced home offers generous living space. Having three double bedrooms, a ground floor shower room, kitchen, separate utility and a lounge / diner. The garden boasts mountain views, decking, artificial turf and a detached garage with rear access. 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!

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GROUND FLOOR

Hallway

Laminate flooring and stairs to the first floor.
Doors to;

Lounge

uPVC double glazed window to the front aspect, laminate flooring and radiator.
Doors to;

Dining Room

Laminate flooring and radiator.
uPVC doors to;

Kitchen

A modern kitchen appointed with a range of matching wall and base units with wood effect work tops over and an inset stainless steel sink with mixer tap. uPVC double glazed window to the rear aspect, integrated cooker with gas hob, laminate flooring and radiator.

Shower Room

Comprising of a low level WC, pedestal wash hand basin and a shower cubicle. uPVC frosted double glazed window and heated chrome towel rail.

FIRST FLOOR

Landing

Bedroom One

uPVC double glazed window, laminate flooring and radiator.

Bedroom Two

uPVC double glazed window, laminate flooring and radiator.

Bedroom Three

uPVC double glazed window, laminate flooring and radiator.

EXTERNALLY

Gardens

A landscaped rear garden with laid to lawn area, patio laid area and access to the rear lane.

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





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	63	
(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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