

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

Sponsored by
The Telegraph



14 Park Street, Tonna, Neath, Neath Port Talbot. SA11 3JF



£160,000 Guide Price

Main Features

- *Selling Tenant In Situ*
- Freehold
- Investment/HMO Opportunity
- Village Location
- EPC - D
- Boiler Installed 2023
- Four Bedrooms
- Council Tax Band - C
- Garage
- Need A Mortgage? We Can Help!

General Information

Selling tenant In situ, this end of terraced property comprises of four bedrooms, three reception rooms, kitchen and utility area, also having a separate garage and enclosed rear garden.

There's opportunity to improve income by change of use to a HMO. The property is large enough to convert to separated units if planning's sought.

This property is currently under tenancy please see auction pack for more details.

Please note this property has been rewired and a new boiler and radiators were installed in 2023

GROUND FLOOR

Hallway

Doors to;

Reception Room One

uPVC double glazed window, laminate flooring and radiator.

Reception Room Two

uPVC double glazed window, carpeted flooring and radiator.

Reception Room Three

uPVC double glazed window and radiator.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset stainless steel sink with mixer tap. Two uPVC double glazed windows, tiled flooring, radiator, plumbing in place for a washing machine integrated cooker, space for a fridge and uPVC door to access the rear garden.

Utility

Base units with work tops over, two uPVC double glazed windows and tiled flooring.

FIRST FLOOR

Landing

Carpeted flooring.

Doors to;

Bedroom One

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Two

uPVC double glazed window, carpeted flooring and radiator.

Bedroom Three

uPVC double glazed window, carpeted flooring and radiator.

Bathroom

Comprising of a low level WC, pedestal wash hand basin, separate shower cubicle and a panelled bath. uPVC double glazed window, laminate flooring and tiled walls.

EXTERNALLY

Gardens

A front garden laid to lawn with patio laid and access to the rear garden.

A rear garden laid to lawn with patio area.

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.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains gas, mains water, 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 | | 77 |
| (55-68) D | 58 | |
| (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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