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WALES
SALES
GOLD WINNER

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17 Heol Y Glo, Tonna, Neath, Neath Port Talbot. SA11 3NJ



£90,000

Main Features

- First Floor Flat
- Two Bedrooms
- Leasehold
- Rear Garden
- EPC - TBC
- 100 Year Rolling Lease
- Potential Investment Opportunity
- Village Location
- Need A Mortgage? We Can Help!

General Information

Located in a friendly village close to Neath Town Centre, this first floor flat comprises of a lounge, kitchen, bathroom and two bedrooms, also having a rear garden.

Close to local amenities such as the Whittington Arms, local Spar and Tonna Primary School, whilst also having easy transport links and easy access to the A465 and M4 corridor.

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GROUND FLOOR

Entrance Hallway

Tiled flooring and stairs to first floor.

Storage Area

Window to the front aspect, door to rear garden - Ideal for storing bikes / lawnmowers / garden furniture, etc

Hallway

Carpeted flooring, access to the loft above and fitted storage cupboard.
Door to;

Living Room

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

Kitchen

Appointed with a range of matching wall and base units with work tops over and an inset sink with mixer tap.

Windows to the rear and side aspect, wood-effect laminate flooring, tiled splashbacks, plumbing in place for washing machine and fitted storage cupboards housing boiler serving domestic hot water and gas central heating.

Bathroom

Comprising of a low level WC, panelled bath with shower over and a pedestal wash hand basin. Frosted window to side aspect, radiator, tile-effect laminate flooring and part tiled walls.

Bedroom One

Window to front aspect, radiator, fitted storage cupboard and carpeted flooring.

Bedroom Two

Two windows to the front aspect, radiator and carpeted flooring.

EXTERNALLY

Gardens

A front garden laid to lawn with path leading to the front door.
A rear garden with patio area with path leading to lawned area.

Please Note:

There is an annual ground rent charge of £10 and an annual service charge of an average of £125 (This payment can differ if there has been maintenance work the previous year)

Viewings

Strictly By Appointment Only

Utilities

Mains electricity, mains water, mains gas, mains drainage (Services not tested)

Current council tax banding

A

Current heating type


Gas

Tenure (To be confirmed)

Leasehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(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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