

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



PETER MORGAN

33 Hooper Way, Tonna, Neath. SA11 3FB

£290,000

Main Features

- Immaculately Presented Throughout
- Sought After Residential Development
- Freehold
- Detached Four Bedrooms
- Master Bedroom With En-Suite
- EPC - B / Council Tax Band - E
- Off Road Parking & Detached Garage
- Excellent Transport Links
- Landscaped Rear Garden
- Need A Mortgage? We Can Help!

General Information

Nestled in a new development this detached property is the perfect family home, comprising of a lounge, WC, modern kitchen diner with patio doors allowing plenty of natural light to the ground floor, four bedrooms, master with En-suite shower room and a family bathroom to the ground floor, also benefiting from off road parking to the front of the property, detached garage and a landscaped low maintenance rear garden. Being situated in a friendly village ♦ Tonna, close to many local amenities, we expect a high volume of interest ♦ so an early viewing is highly recommended.

Please visit our new and improved site for more information!

GROUND FLOOR

Hallway

uPVC double glazed window to side aspect, tiled flooring, radiator and stairs to the first floor.

Doors to;

W.C.

Comprising of a low level WC and corner wash hand basin. Frosted uPVC double glazed window to side aspect, tiled flooring, partially tiled walls and radiator.

Living Room

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Kitchen

Appointed with a range of matching wall and base units with work tops over and inset sink with mixer tap. uPVC double glazed window to rear aspect, integrated fridge / freezer, integrated dishwasher, integrated oven with gas hob & cooker hood over, wood-effect laminate flooring, radiator and storage cupboard housing a boiler serving domestic hot water and gas central heating. Patio doors to access rear garden.

FIRST FLOOR

Landing

uPVC double glazed window to side aspect, carpeted flooring, radiator, storage cupboard and access to the loft above.

Doors to;

Master Bedroom

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Door to;

En Suite

Comprising of a low level WC, pedestal wash hand basin and walk in shower with exposed tiles. uPVC Frosted double glazed window to side aspect, radiator, tile-effect laminate flooring and shaver point.

Bedroom Two

uPVC double glazed window to rear aspect, radiator and wood-effect laminate flooring.

Bedroom Three

uPVC double glazed window to front aspect, radiator and wood-effect laminate flooring.

Bedroom Four

uPVC double glazed window to rear aspect, radiator and wood-effect laminate flooring.

Family Bathroom

Comprising of a low level WC, pedestal wash hand basin and bath. uPVC double glazed window to side aspect, radiator and tiled effect laminate flooring.

EXTERNALLY

Gardens

Driveway providing off-road parking and access to garage and side gate.

Enclosed rear garden with patio area, outside tap, two artificial lawn areas, further patio area and side access gate.

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 E

Current heating type Gas

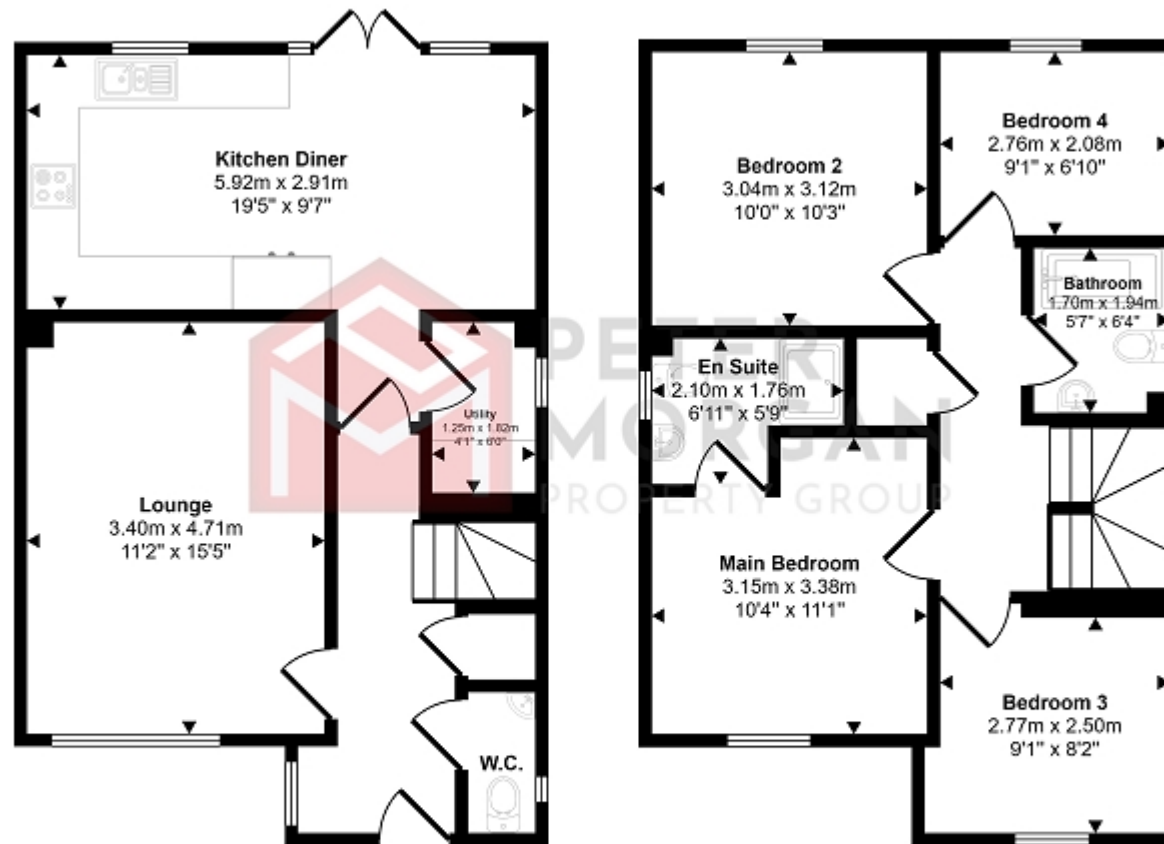
Tenure (To be confirmed) Freehold







Approx Gross Internal Area
99 sq m / 1069 sq ft



Ground Floor
Approx 49 sq m / 524 sq ft

First Floor
Approx 51 sq m / 545 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.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		94
(81-91) B	84	
(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.

Neath Sales Hub

npt@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Lettings Hub

lettings@petermorgan.net

33-35 Windor Road,
West Glamorgan
SA11 1NB

Neath Financial Services

team@pmfinancial.net

The Mortgage House,
5 The Ropewalk,
Neath
SA11 1EW

Bridgend Sales Hub

bcb@petermorgan.net

16 Dunraven Place,
Mid Glamorgan
CF31 1JD

Talbot Green Sales Hub

talbotgreen@petermorgan.net

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

Talbot Green Lettings Hub

lettingstg@petermorgan.net

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

Carmarthen Sales Hub

carmarthen@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

Carmarthen Lettings Hub

lettingscm@petermorgan.net

21 Bridge Street,
Carmarthen
SA31 3JS

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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.

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

www.petermorgan.net
03300 563 555



Head Office: 33-35 Windsor Road, Neath SA11 1NB - info@petermorgan.net - VAT No: 821 8501 48 - Copyright © Peter Morgan 2023- Powered by AgentPro

