

Abergwernffrwd Row
Tonmawr
Port Talbot
SA12 9UP

£149,995



- END TERRACED COTTAGE
- PLEASANT VILLAGE LOCATION
- REFURBISHED THROUGHOUT
- THREE BEDROOM + NURSERY ROOM
- SPACIOUS LOUNGE DINER
- NEW FITTED KITCHEN

Ref: PRA13151

Viewing Instructions: Strictly By Appointment Only - Contact Neath Office - 01639 638581



General Description

IDEAL FOR THE FIRST TIME BUYERS OR A YOUNG FAMILY....is this recently refurbished three bedroom plus nursery/dressing room end terraced cottage in the village of Tonmawr. The accommodation further comprises of entrance hall, spacious lounge/diner, new fitted kitchen and a new bathroom suite to the first floor. The property further benefits from having gas central heating, double glazing, new floor coverings throughout and a low maintenance garden to the rear. It is to be sold with NO ONGOING CHAIN and internal viewing is highly recommended.

Accommodation

Entrance Hall

Entered via part glazed UPVC front door, a small entrance hall with door to:

Lounge/Diner (22' 02" x 14' 10") or (6.76m x 4.52m)

A spacious nicely decorated through reception room with decorative fireplace incorporating a modern remote controlled electric fire, newly fitted carpet, open plan stairs to the first floor, double glazed window to the front.



Kitchen (15' 02" x 7' 08") or (4.62m x 2.34m)

A reasonable size newly installed kitchen with a generous range of modern fitted base/wall units to include space for the washing machine and the wall mounted gas central heating boiler. Integrated electric oven, electric hob, extractor hood and fridge. Double glazed window to the rear along with half glazed UPVC door giving access to the rear.

FIRST FLOOR

Landing

Storage cupboard, access to the loft via a pull down ladder the loft is boarded and has a fixed double glazed window to the front.



Bedroom 1 (9' 08" x 8' 08") or (2.95m x 2.64m)

Bedroom with newly fitted carpet with access to:

Dressing Room/Nursery (7' 08" x 6' 10") or (2.34m x 2.08m)

An extension of bedroom one, ideal for a nursery or a dressing room/walk in wardrobe, newly fitted carpet and double glazed window to the rear.





Bedroom 2 (10' 08" x 8' 0") or (3.25m x 2.44m)

Second bedroom with newly fitted carpet, double glazed window to the front giving panoramic views.

Bedroom 3 (11' 08" x 7' 08") or (3.56m x 2.34m)

A good third bedroom with newly fitted carpet, double glazed window to the front giving panoramic views.



Bathroom (7' 10" x 7' 08") or (2.39m x 2.34m)

A good size bathroom with newly installed white suite comprising of panelled bath, vanity unit and low level w.c. Double glazed window to the rear.

Side Garden

Pedestrian side access to the rear which is ideal for the wheelie bins.

Rear Garden

A low maintenance terraced garden with graveled flower beds.



Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:61

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified

Directions

Taking the Cimla Road out of Neath. Proceed past Cefn Saeson High School and at the bottom of the hill turn left onto Tonmawr Road, proceed through the village, up the hill and as the road straightens out after the bends you are on Abergwernffrd Row where No.6 is situated on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		103
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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 this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. 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 form 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.