

FOR
SALE



PROPERTY SUMMARY

We are pleased to present to the market this immaculately presented two bedroom ground floor flat located in the village of Tonna close to local schools, shops, amenities and transport links. The property is generously proportioned throughout with a spacious garden and is sold with no onward chain. Early viewing recommended.

POINTS OF INTEREST

- Ground floor flat
- Two double bedrooms
- Front and rear gardens
- Modern kitchen and bathroom
- No onward chain
- EPC - D/ Council tax -



ROOM DESCRIPTIONS

Entrance

Via part glazed PVCu front door into the entrance hall.

Entrance Hall

Emulsioned ceiling with flush light fitting, emulsioned walls, radiator, ceramic tiled flooring and PVCu double glazed window to the side of the property. Built in cupboard housing the wall mounted gas fired combination boiler and laminate work top with under counter space and plumbing for washing machine. Opening into the kitchen and door leading to ground floor accommodation.

Kitchen

2.04m x 2.71m (6' 8" x 8' 11") Emulsioned and coved ceiling, flush light fitting, emulsioned walls, ceramic tiles to splash back areas, ceramic tiled flooring and PVCu double glazed window to the rear of the property with a fitted roller blind. The kitchen is fitted with a range of cream gloss wall and base units with laminate work tops housing a one and half stainless steel sink drainer with chrome hot and cold mixer tap. Built in four ring electric hob with overhead extractor hood and built in electric oven and grill below. Integrated fridge and freezer and under counter slim line dishwasher to remain.

Lounge

3.45m x 4.34m (11' 4" x 14' 3") Emulsioned ceiling with pendant light, emulsioned walls, radiator, wood effect laminate flooring and PVCu double glazed windows to the front and side of the property with curtain pole and fitted vertical blinds. Built in storage cupboard and modern wall mounted electric fire. Door into the rear hallway.

Rear Hallway

Emulsioned ceiling with pendant light, emulsioned walls, wooden effect laminate flooring, built in storage cupboard with shelving.

Bedroom 1

3.02m x 4.60m (9' 11" x 15' 1") Emulsioned and coved ceiling with pendant light, emulsioned walls, fitted carpet, radiator and PVCu double glazed window to the front of the property with curtain pole and fitted vertical blinds.

Bedroom 2

3.04m x 3.34m (10' 0" x 10' 11") Emulsioned ceiling with pendant light, emulsioned walls, fitted carpet, PVCu double glazed with fitted vertical blinds and radiator.

Family Bathroom

2.02m x 1.99m (6' 8" x 6' 6") Emulsioned ceiling with flush light fitting, emulsioned walls with ceramic tiles to the splash back areas, ceramic tiled flooring, PVCu frosted double glazed window with fitted roller blind and chrome wall mounted heated towel rail. Three piece suite in white comprising w.c. pedestal wash hand basin with chrome hot and cold taps and p shaped bath with chrome hot and cold mixer tap and rainfall head shower attachment and curved shower screen.

Outside

Metal gate with concrete path leading to the front door. The front garden is to be grass seeded and turfed, front fence to be erected.

The rear garden is bound to three sides by metal and wood fencing laid mainly to lawn with rear marble paved terrace and gravel bed area. Two brick built storage sheds and wooden side gate.

MATERIAL INFORMATION

Council Tax: Band A

N/A

Parking Types: None.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Construction Type

Floor: Solid, no insulation (assumed)

Roof: (another dwelling above)

Walls: Cavity wall, filled cavity

Windows: Mostly double glazing

Lighting: Low energy lighting in 43% of fixed outlets

Coalfield or Mining

It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: D (57)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		