

SOLD  
STC



## PROPERTY SUMMARY

We please to welcome to the market this two bedroom first floor apartment situated on Aberavon beachfront. The apartment is within walking distance to local shops, schools, transport links and local public houses and restaurants. The accommodation briefly consist of hall, open plan lounge/kitchen, two bedrooms and bathroom. Externally there is an allocated parking space.

## POINTS OF INTEREST

- Two bedroom first floor apartment
- Open plan kitchen/lounge
- Spacious throughout
- EPC - / Council tax - C
- Spectacular views over Swansea bay
- Allocated parking space



## ROOM DESCRIPTIONS

### Hallway

Access via front door. Skimmed ceiling. Inset spotlights. Emulsioned walls. Built-in storage cupboard housing water tank. Wall mounted intercom. Wall mounted electric heater. Fitted carpet. All doors leading off.

### Lounge Area

Skimmed ceiling. Inset spotlights. Emulsioned walls. Front facing double glazed PVCu window with vertical fitted blinds. Wall mounted electric heater. Fitted carpet. Double glazed PVCu sliding door leading onto the balcony.

4.23m x 3.95m (13' 11" x 13' 0")

### Kitchen

Skimmed ceiling. Inset spotlights. Emulsioned walls. Front facing double glazed PVCu window. Kitchen is fitted with a range of wood effect melamine floor and wall cupboards with laminate work tops. Round stainless sink and drainer with mixer tap. Built in stainless steel electric hob with stainless steel splashback. Built-in electric oven below with overhead extractor hood. Integrated washer/dryer. Integrated dish washer. Laminate floor tiles.

3.57m x 2.42m (11' 9" x 7' 11")

### Bedroom 1

Skimmed ceiling. Inset spotlights. Emulsioned walls. Rear facing double glazed PVCu window. Wall mounted electric heater. Fitted carpet.

3.80m x 3.32m (12' 6" x 10' 11")

### Bedroom 2

Skimmed ceiling. Inset spotlights. Emulsioned walls. Rear facing double glazed PVCu window. Wall mounted electric heater. Fitted wardrobes. Fitted carpet.

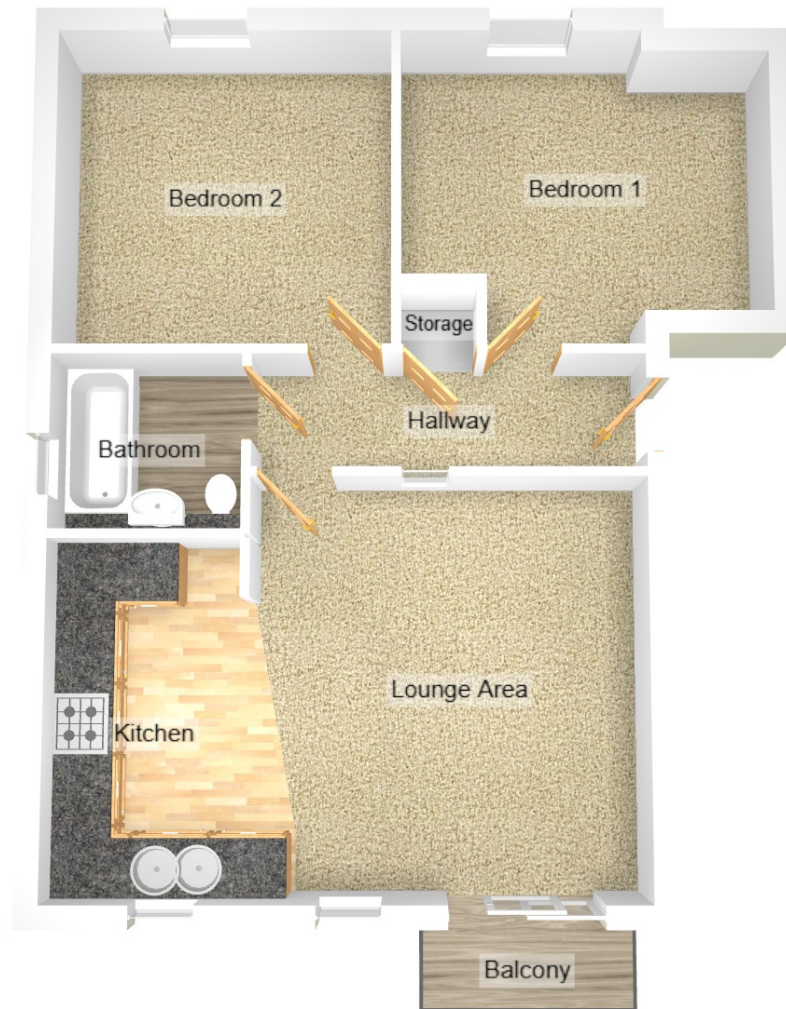
3.43m x 3.31m (11' 3" x 10' 10")

### Bathroom

Skimmed ceiling. Inset spotlights. Emulsioned walls with tiles to bath area. Side facing frosted double glazed PVCu window. Wall mounted heated towel rail. Room is fitted with a three piece suite comprising w.c., wash hand basin set within vanity unit and P shaped bath with wall mounted shower and curved screen. Vinyl flooring.

1.93m x 1.78m (6' 4" x 5' 10")





Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			