

FOR
SALE



PROPERTY SUMMARY

Spacious two bedroom first floor flat located in the Little Warren area close to Aberavon seafront, local schools, shops, amenities and transport links. The property requires a little modernisation throughout but is spacious and will provide a lovely home. The property benefits from two double bedrooms, spacious lounge and is sold with no ongoing chain.

POINTS OF INTEREST

- Two double bedroom first floor flat
- Spacious lounge
- Kitchen/diner
- Family bathroom
- Ideal first time buy
- No ongoing chain/ EPC - C, Council tax band - A
- SHARE OF FREEHOLD



ROOM DESCRIPTIONS

Entrance

Via PVCu part glazed door with fitted Venetian blind into hallway finished with stippled ceiling, pendant light, artexed walls and laminate flooring. Stairs with fitted carpet to accommodation.

Entrance Hall

Papered and coved ceiling, pendant light, access to loft, papered walls with dado rail, radiator and fitted carpet. Doors leading off.

Lounge

3.48m x 5.46m (11' 5" x 17' 11") Papered and coved ceiling, pendant light and ceiling rose, emulsioned walls, PVCu single glazed windows overlooking the front and the side of the property with net curtain and curtain pole, radiator, laminate flooring. Wall mounted gas fire with marble hearth and wooden painted fire surround.

Kitchen/Diner

2.83m x 5.31m (9' 3" x 17' 5") Papered and coved ceiling, spotlight fitting, papered walls with dado rail, PVCu single glazed windows overlooking the side and rear of the property with net curtain, curtains and curtain pole, radiator and fitted carpet leading on to vinyl flooring. A range of white wall and base units with complementary laminate work surface. One and a half stainless steel sink and drainer with chrome mixer tap. Freestanding gas cooker and washing machine. Space for upright fridge/freezer. Built in storage cupboard. Cupboard housing gas fired combination boiler.

Bedroom 1

3.52m x 4.53m (11' 7" x 14' 10") Stippled ceiling, pendant light, papered walls, PVCu single glazed window overlooking the front of the property with net curtain, curtain and curtain pole, radiator and fitted carpet. Built in storage cupboard.

Bedroom 2

2.83m x 3.57m (9' 3" x 11' 9") Emulsioned and coved ceiling, pendant light, emulsioned walls with dado rail and papered wall below, PVCu single glazed window overlooking the rear with fitted Venetian blind, curtain and curtain pole, radiator and fitted carpet.

Family Bathroom

1.74m x 2.06m (5' 9" x 6' 9") Stippled ceiling, flush light fitting, emulsioned walls with ceramic tiling to splash back areas, PVCu frosted single glazed window overlooking the rear with fitted roller blind, radiator and ceramic tiled flooring. Three piece suite in white comprising WC, pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap and wall mounted Triton electric shower with glass shower screen.

Outside

Stone path and wooden gate leading to the front door. Layby to the front providing off road parking for residents.

The rear garden is accessed by wooden gate at the side of the property and is bounded on three sides by block wall and wood fence. Laid mainly to lawn with a central path and some planting of shrubs. Two original build storage sheds.

MATERIAL INFORMATION

Parking Types: None.

Heating Sources: None.

Electricity Supply: None.

Water Supply: None.

Sewerage: None.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (77)

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



