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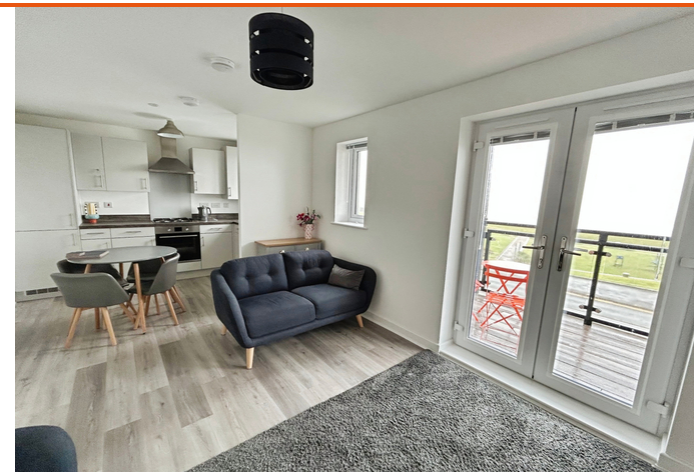


PROPERTY SUMMARY

We are pleased to present to the market an opportunity to purchase this Persimmon new build upper floor two bedroom apartment located directly on Aberavon seafront, with beautiful views over the coastline. The property is immaculately presented throughout with open plan living/diner and french doors leading to balcony area. The property is situated within walking distance to local shops, Sand Rabbit Bar and Grill, The Front public house and restaurant. Easy access to transport links. Early viewing highly recommended.

POINTS OF INTEREST

- Upper floor two bedroom apartment
- Spacious accommodation
- Located on Aberavon beach front
- Open plan kitchen/living room
- Dedicated parking space
- No ongoing chain



ROOM DESCRIPTIONS

Hallway

Access via composite door. Emulsioned ceiling. Pendant light. Emulsioned walls. Radiator. Wood effect LVT flooring. Built in storage cupboard. Doors leading off. Intercom to front door.

Open Plan Lounge/Diner

4.90m x 3.24m (16' 1" x 10' 8") Emulsioned ceiling. Pendant light. Emulsioned walls. Wood effect LVT flooring. Front facing PVCu double glazed french doors leading on to balcony area. Front facing PVCu double glazed window with fitted Venetian blinds. Radiator. Opening through into:

Kitchen

3.23m x 2.04m (10' 7" x 6' 8") Emulsioned ceiling with inset spotlights. Emulsioned walls. Continuation of wood effect LVT flooring. Front facing PVCu double glazed window with Venetian blind. Kitchen is fitted with a range of wall and base cupboards with laminate worktops. One and half stainless steel sink and drainer with mixer tap. Four ring built in electric hob with glass splash back and overhead extractor hood. Built in electric oven. Upright fridge freezer. Integrated washer/dryer. Integrated dishwasher. One cupboard housing gas fired combination boiler.

Bedroom 1

3.46m x 3.09m (11' 4" x 10' 2") Emulsioned ceiling. Pendant light. Emulsioned walls. Wood effect LVT flooring.. PVCu double glazed window with Venetian blind. Radiator. Built in floor to ceiling wardrobes. En Suite Emulsioned ceiling. Flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Radiator. Wood effect LVT flooring. Frosted PVCu double glazed window. Room is fitted with three piece suite comprising W.C., pedestal wash hand basin and corner shower cubicle with wall mounted mains fed shower.

Bedroom 2

3.17m x 2.90m (10' 5" x 9' 6") Emulsioned ceiling. Pendant light. Emulsioned walls. PVCu double glazed window with fitted Venetian blind. Radiator. Wood effect LVT flooring. Bathroom 2.70m x 1.86m (8' 10" x 6' 1") Emulsioned ceiling. Flush light fitting. Emulsioned walls. Wall mounted heated towel rail. Frosted PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite comprising W.C., pedestal wash hand basin and walk in shower with wall mounted shower. Wood effect LVT flooring.

Outside

Direct views of the seafront. One allocated car park space to the rear. Outside communal area with storage shed and washing lines.

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: B (84)

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



