

FOR
SALE



15 Burke Avenue, Port Talbot, West Glamorgan SA12 6BB

£95,000 - Leasehold

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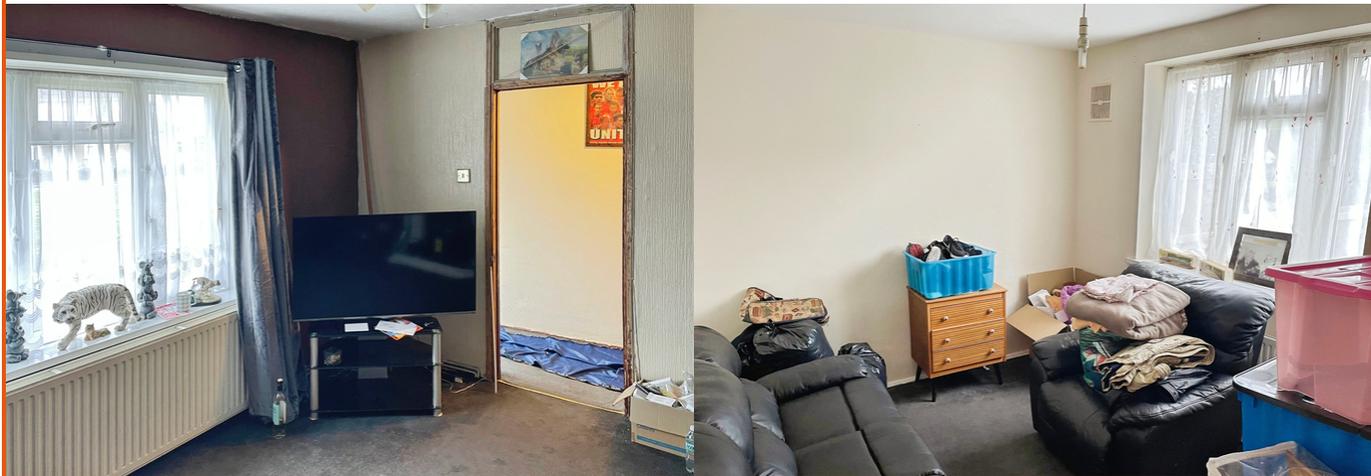
Payton
Jewell
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PROPERTY SUMMARY

Two bedroom ground floor flat located in a quiet area of Port Talbot. The property comprises hallway, lounge, kitchen, shower room and enclosed rear garden. LEASEHOLD.

POINTS OF INTEREST

- Two bedroom ground floor flat
- Quiet location
- Shower room
- Leasehold
- Enclosed rear garden



ROOM DESCRIPTIONS

Porch

Opaque window to the front, laminate flooring and glazed door leading to the hallway.

Hallway

Radiator, emulsioned walls, fitted carpet and storage space. Meter cupboard and glazed window overlooking the front.

Lounge

3.50m x 4.38m (11' 6" x 14' 4") Generous sized lounge with a tiled fireplace with tiled hearth and inset electric fire, radiator and ceiling fan. Papered walls and fitted carpet.

Kitchen

2.33m x 5.29m (7' 8" x 17' 4") Window and door to the rear, radiator and wall mounted combination boiler. A range of matching wall and base units with roll edge work surfaces housing a stainless steel one and half sink drainer with mixer tap. Space for cooker, extractor hood and tiled splash backs.

Bedroom 1

3.55m x 3.48m (11' 8" x 11' 5") Window to the front, radiator and emulsioned walls.

Bedroom 2

3.56m x 2.84m (11' 8" x 9' 4") Window to the rear, radiator, emulsioned walls and fitted carpet.

Shower Room

1.73m x 1.94m (5' 8" x 6' 4") Three piece suite comprising low level WC wall mounted wash hand basin and shower unit with electric mains attachment. Window to the rear, radiator, part tiled walls and vinyl flooring.

Outside

Lawned area to the front with path leading to the front door.

Rear garden with paved patio area, retaining fencing, lawned area and brick wall to the rear. Gated access to the side. Brick built storage shed.

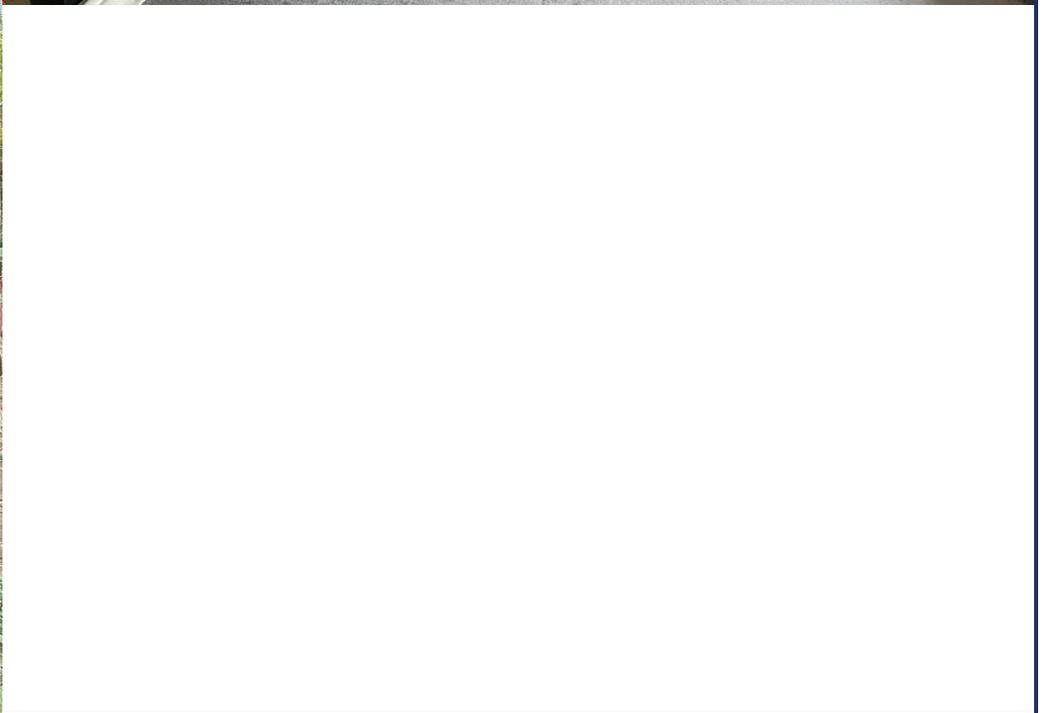
Note

Leasehold

Term : 125 years from 9 July 1984

Rent : £10.00

Service charge: £50.63 monthly





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	