

FOR  
SALE



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

£100,000 -

Payton  
Jewell  
Caines

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## PROPERTY SUMMARY

Spacious two bedroom first floor flat located in the Little Warren area close to Aberavon sea front, local schools, shops, amenities and transport links. The property benefits from two double bedrooms, spacious lounge, kitchen, shower room and rear garden. Sold with no ongoing chain.

## POINTS OF INTEREST

- Two bedroom first floor flat
- Close to Aberavon sea front
- Parking to the front
- No ongoing chain
- Requires some modernisation
- Ideal first time or investment purchase
- Leasehold



## ROOM DESCRIPTIONS

### Entrance

Via PVCu opaque double glazed door leading into the hallway.

### Hallway

Storage cupboard, fitted carpet, emulsioned walls and stairs leading to the first floor landing.

### First floor landing

Loft access, mains wired smoke alarm, radiator, fitted carpet and doors leading off.

### Bedroom 1

4.54m x 3.49m (14' 11" x 11' 5") excluding fitted wardrobes. Emulsioned walls, fitted carpet, PVCu double glazed window to the front, radiator and built in storage cupboard. A range of fitted wardrobes and bedroom furniture.

### Bedroom 2

2.83m x 3.58m (9' 3" x 11' 9") Emulsioned walls, PVCu double glazed window overlooking the rear, radiator and fitted carpet.

### Shower room

1.63m x 2.00m (5' 4" x 6' 7") Respertex walls, radiator, shaver point and PVCu opaque double glazed window to the rear. Three piece suite comprising low level WC, pedestal wash hand basin and mains shower attachment with shower curtain.

### Kitchen

2.63m x 4.37m (8' 8" x 14' 4") Double glazed timber framed opaque door, PVCu double glazed windows to the rear and to the side, part emulsioned / part ceramic tiled walls and vinyl flooring. A range of base units housing a stainless steel sink with double drainer. Built in bespoke Welsh dresser with drawers and storage. Airing cupboard with radiator.

### Lounge

5.41m x 3.49m (17' 9" x 11' 5") PVCu double glazed windows to the front and side, wall mounted gas fire with slate hearth, emulsioned walls, radiator and fitted carpet.

### Outside

Driveway to the front with parking for one vehicle. Pathway leading to a porch with tiled floor.

Rear garden accessed via a side gate, laid to lawn with path and paved area. A range of flowers, shrubs and trees and secure fencing. Two brick built garden sheds to the side.

### NOTE

Leasehold

Term: 125 years from 3 September 1990

Service Charge: £10



Awaiting EPC &  
Floorplan