

**hrt**  
herbert r thomas

28 Ena Avenue  
Neath

SA11 3AD

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# 28 Ena Avenue

Asking price **£95,000**

This spacious two bedroom first floor flat is situated within a sought after area, conveniently close to all the local amenities and public transport links within Neath town centre. The property is available to purchase with no ongoing chain and would make an ideal investment purchase for rental or retirement apartment for someone looking to downsize.

Investors or cash purchasers only due to term of lease remaining

A very well maintained first floor Flat

Available to purchase with no ongoing chain

Conveniently situated just a short level walk to the town centre

Deceptively spacious accommodation throughout

Private, enclosed off road parking space to the rear

Gas central heating and UPVC double glazing throughout





The apartment is housed within a purpose built building containing two ground floor and two first floor dwellings, with communal entrance hallway and a fully enclosed allocated off road parking area to the rear. The building is entered via a shared main entrance doorway into a bright and spacious communal hallway.

The fixed staircase rising to the first floor accommodation leads to the front door on the right hand side. Inside, the property has a central hallway with fitted carpet flooring and doorways leading to the two bedrooms, a useful cloaks storage cupboard, lounge/dining room and the main bathroom.

The lounge/diner is located to the rear of the property.

This impressive sized room is flooded with natural light from a set of UPVC sliding patio doors to the rear and benefits from fitted carpet flooring, with a focal feature electric fireplace to one wall. A doorway to the side of the lounge/diner gives access into the kitchen.

The kitchen has been fitted with a matching range of light coloured base, larder and wall mounted units with a laminated work surface over. It benefits from an integrated fridge/freezer, integrated electric oven with four ring electric hob above, integral washing machine, plastic sink and drainer unit set below the large rear window.

The kitchen is finished off with splashback tiling and vinyl patterned flooring,

Back off the hallway, the two bedrooms are located to the front of the property and each benefit from fitted carpet flooring and built in wardrobe storage.

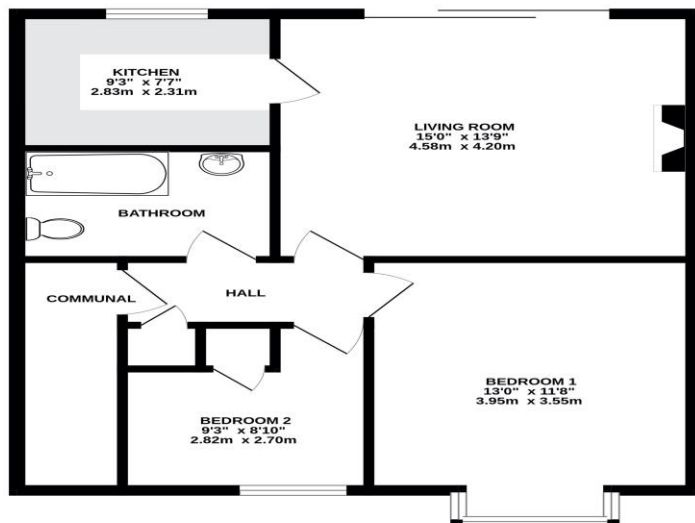
Bedroom one is a very large double bedroom, with a large box window to the front and fitted wardrobe storage to two walls.

Bedroom two is a comfortable single bedroom with window to the front and has access to a large storage cupboard.

The well-proportioned main bathroom has been fitted with a coloured three piece suite comprising; panel bath with mains powered over bath shower fitted, low level WC and a pedestal wash hand basin. The room benefits from full height wall tiling, fitted carpet flooring and a wall mounted vanity unit.

Outside to the rear, an enclosed large courtyard provides a private space to enjoy and offers secure parking for the residents of the building. Each apartment has one allocated parking bay and the courtyard can only be accessed via an electric compound roller shutter gate, remotely operated for convenience.

FIRST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.







## Directions

SAT NAV USERS SA11 3AD

## Tenure

Leasehold - 63 Years Remaining

## Services

All Mains Services  
Ground Rent £100  
Current Service Charge £800  
Council Tax Band C  
EPC Rating c

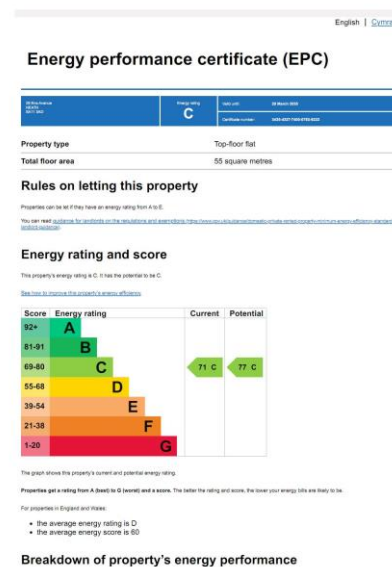
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