



# ESTATE AGENTS

*... the key to a successful move*



**Dunraven Street, Aberavon, Port Talbot, Neath, SA12 6EG**

**Offers in excess  
of £99,995**

An Excellent opportunity for a First Time Buyer to get onto the property ladder .. A three bedroom End of Terrace offering good size accommodation, situated in Aberavon ideally located within easy access of Aberavon beach, walking distance of Port Talbot town centre, the local primary school and shops, with the M4 accessible for travel further afield. The accommodation has two reception rooms, kitchen, utility area, bathroom and to the first floor three bedrooms, externally there is an enclosed rear garden with garage.

w: [www.keysestateagents.co.uk](http://www.keysestateagents.co.uk)

# Dunraven Street, Aberavon, Port Talbot,

## ACCOMMODATION

### DESCRIPTION

IDEAL FOR FIRST TIME BUYERS OR INVESTOR! A End of Terrace House situated in Aberavon which is ideal for access to the town and transport links. The property has an Entrance hallway, open plan living space, kitchen with utility space, bathroom to the first floor three bedrooms. Outside is an enclosed rear garden, garage and workshop. NOT TO BE MISSED WITH VIEWINGS HIGHLY RECOMMENDED.

### GROUND FLOOR

#### ENTRANCE HALLWAY

The hallway has been boxed in and redecorated, two cupboards have been created for coats and utilities. Composite front door, ceiling light point, staircase leading to the first floor.

#### OPEN PLAN LIVING SPACE 11'3" x 22'0" (3.43m x 6.71m )

The two reception rooms have had the wall knocked through to create an open plan living space. Ceiling light points, two radiators, two uPVC double glazed windows with dual aspect

#### KITCHEN 10'4" x 7'4" (3.16 x 2.25)

Fitted with a range of and base units with co-ordinating worktops and splashback, sink and drainer with mixer tap, space for electric cooker and fridge freezer, tile effect vinyl flooring. ceiling light point, sunken spotlights. uPVC double glazed window to the rear. Glass panel door leading to the storage/utility area.

#### UTILITY AREA

Matching units from the kitchen, ceiling light point, vinyl flooring, two wooden glazed windows, door leading to the garden.

#### SHOWER/WET ROOM 6'3" x 8'1" (1.91 x 2.48)

The bathroom has had a complete renovation to a shower wet room.

### FIRST FLOOR

#### LANDING & STAIRS

Ceiling light point. coving to the ceiling, doors leading to three bedrooms.

#### BEDROOM (Front) 18'0" max x 11'3" max (5.51 max x 3.44 max)

Ceiling light point, radiator, Two double glazed windows to the front.

#### BEDROOM (Rear 1) 11'5" x 10'2" (3.49 x 3.10)

Ceiling light point. radiator, uPVC double glazed window to the rear.

#### BEDROOM (Rear) 7'6" x 8'3" (2.30 x 2.52)

Ceiling light point, radiator, double glazed window, wall mounted combination boiler. Fitted

### OUTSIDE

Enclosed garden with high level walls, mainly laid to patio and gate leading to the side. The detached garage has had a workshop extension attached to it giving a similar sized working area with a PVC door to the yard and a electric roller door to the alley way.

#### Outside pic 2

### GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Valuation - Do you have a property to sell? if so Keys Estate Agents can offer a free valuation, call 01782 268422

3D 360°  
VIRTUAL  
TOUR



Available for this property!

To view please look within the menu.



# Dunraven Street, Aberavon, Port Talbot,

## Services

We believe all are available.

## Tenure

Assumed to be freehold.

## Offer Procedure

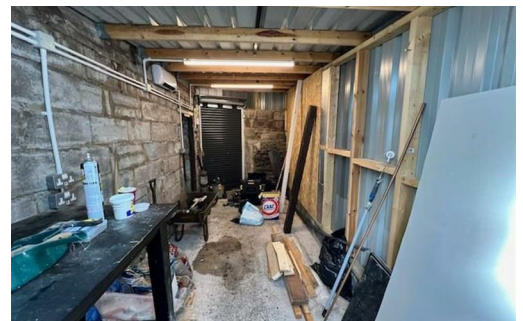
All offers should be made directly to Keys Estate Agents (01782 268422) and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the availability of funds will be required to qualify your offer.

The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion.

Mortgages - If you are seeking a mortgage for a property or require Independent Financial Advice we can provide a free quotation

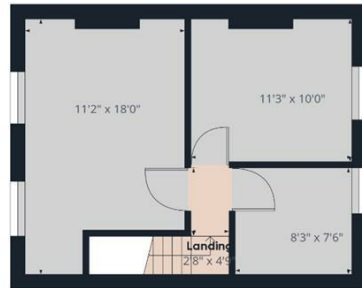


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>48</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor 0 Building 1



Floor 1 Building 1



## Dunraven Street, Port Talbot FLOOR PLAN

For illustration purposes only!  
Do not Scale



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