

**Auburn Avenue
Port Talbot
Neath Port Talbot.**

Price **£92,000**



- FIRST FLOOR FLAT
- TWO BEDROOMS
- PARTIAL SEA VIEWS
- COMMUNAL GARDENS
- COMMUNAL PARKING



General Description

This flat is situated in a popular location close to the Port Talbot town centre with all its amenities and has good access to the M4 motorway. The Aberavon beach is a short walk away with various ice cream parlours, eateries and a cinema. Council tax band A. Viewing is Highly recommended.

EPC Rating: C76

Property Description

Offered for sale is this two bedroom first floor flat with the accommodation comprising of communal hallway, entrance hallway, lounge, kitchen, two bedrooms and bathroom /WC. The property benefits from having partial sea views, gas central heating, double glazing, and off-road parking bays to the front of the property. Viewing is Highly recommended.

Communal Entrance Hall

Via front entrance door.

Entrance

Door into:

Hallway

Storage cupboard, radiator.

Lounge (13' 09" Max x 10' 07" Max) or (4.19m Max x 3.23m Max)

Double glazed window to front, radiator.

Kitchen (10' 06" Max x 9' 07" Max) or (3.20m Max x 2.92m Max)

Double glazed door to rear with Juliet balcony with partial sea view, windows to side and rear, fitted with base unit incorporating sink and drainer, storage

cupboard, airing cupboard housing central heating boiler, tiled flooring, radiator.

Bedroom 1 (14' 05" Max x 10' 07" Max) or (4.39m Max x 3.23m Max)

Double glazed window to front, radiator.

Bedroom 2 (10' 04" Max x 7' 07" Max) or (3.15m Max x 2.31m Max)

Double glazed window to the rear with partial sea view, radiator.

Bathroom (6' 08" Max x 5' 05" Max) or (2.03m Max x 1.65m Max)

Double glazed obscure window to the rear, fitted with corner shower enclosure with overhead shower, wash hand basin set in vanity unit, bidet and low level WC. tiled flooring, radiator.

EXTERNALLY

Communal garden with storage shed, communal parking area.

Tenure

Leasehold

Council Tax

A



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