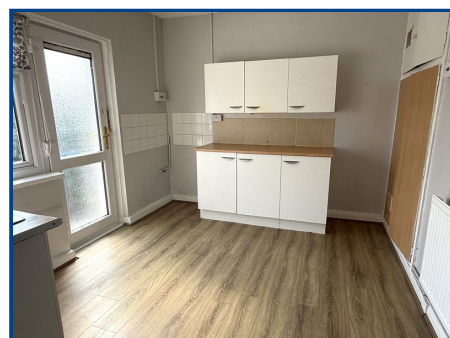
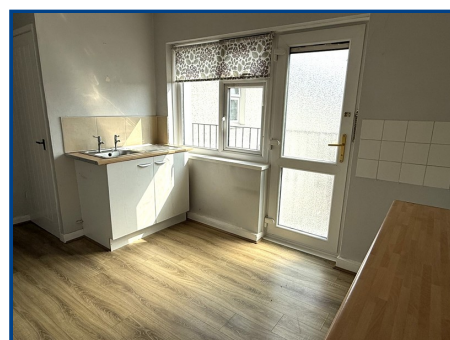
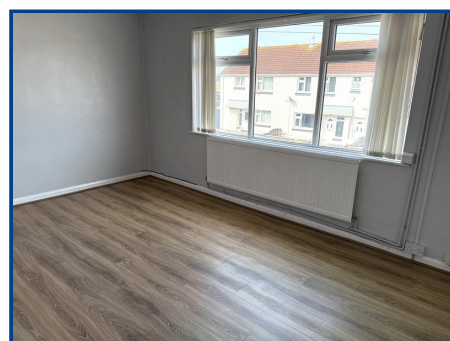
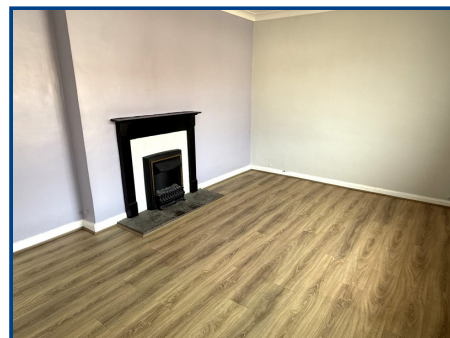


**Long Vue Road
Port Talbot
Neath Port Talbot.**

Price **£79,995**



- FIRST FLOOR FLAT
- TWO BEDROOMS
- ONE RECEPTION ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- VIEWING IS RECOMMENDED



General Description

We are pleased to offer for sale this well presented two bedroom upper floor flat situated in this popular location a short drive from the Aberavon Beach front with its various Cafes, children's play areas, Leisure Complex and a Cinema. The Port Talbot Town Centre is also situated just a short drive away as are various Schools for all ages. Council Tax Band A. Viewing is recommended.

EPC Rating: C73

Property Description

Offered for sale is this first floor flat with the accommodation comprising of communal hallway, hall, lounge, fitted kitchen, bathroom/W.C. and two bedrooms. The property benefits from having gas central heating, double glazing and a communal garden. Viewing is recommended.

Communal Entrance Hall

Door into:

Hall

Storage cupboard, access to loft and textured ceiling. Tiled floor and radiator.

Lounge (14' 07" Max x 10' 07" Max) or (4.45m Max x 3.23m Max)

Feature fireplace, coved and textured ceiling. Laminate floor, radiator and double glazed window to the front.

Kitchen (14' 0" Max x 9' 03" Max) or (4.27m Max x 2.82m Max)

Fitted with a range of wall and base units with worktops over incorporating stainless steel sink and drainer. Space for cooker, storage cupboard and plumbing for washing machine. Airing cupboard housing gas central heating boiler and water tank, part tiled walls, laminate floor and radiator. Textured ceiling and double glazed door to the rear with Juliet balcony and double glazed window to the rear.

Bathroom/W.C. (7' 09" x 7' 06" Max) or (2.36m x 2.29m Max)

Comprising panelled bath, wash hand basin and low level W.C. Part tiled walls, tiled flooring, textured ceiling and radiator. Double glazed obscure window to the rear.

Bedroom 1 (10' 08" x 10' 05") or (3.25m x 3.18m)

Laminate floor, radiator and double glazed window to the front.

Bedroom 2 (10' 05" x 6' 06") or (3.18m x 1.98m)

Laminate floor, radiator and double glazed window to the front.

Outside

Communal garden and storage shed.

Broadband and Mobile phone

Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Council Tax

A



Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or mis-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.