

**Penllyn
Cwmavon
Port Talbot
Neath Port Talbot.**

Price £75,000



- GROUND FLOOR FLAT
- TWO BEDROOMS
- LOUNGE/DINING ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ENCLOSED PATIO AREA
- NO CHAIN



General Description

Offered for sale is this ground floor two bedroom flat situated in this popular location with the accommodation comprising of entrance hallway, lounge/dining room, fitted kitchen, bathroom/W.C., storage room and two double bedrooms. The property benefits from having gas central heating, double glazing and an enclosed patio area. Council Tax Band A.

Penllyn, Cwmavon, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this two bedroom ground floor flat situated in the popular area of Cwmavon with many amenities and is on the bus route into the Port Talbot Town Centre with many shops, bars and eateries. A few miles away is the Aberavon Beach with children's activities, play areas, a Cinema and a Leisure Centre.

Hall

Via double glazed entrance door with storage cupboard, vinyl flooring and radiator.

Lounge/Dining Room (20' 02" x 10' 01") or (6.15m x 3.07m)

Coved ceiling, radiator and two double glazed windows to the side. Open to:

Kitchen (6' 08" x 6' 07") or (2.03m x 2.01m)

Fitted with a range of wall, drawer and base units with worktops over incorporating stainless steel sink and drainer. Spaces for cooker and fridge freezer. Wall mounted gas central heating boiler, coved and textured ceiling, extractor fan and vinyl flooring. Part tiled walls and double glazed window to the side.

Bathroom/W.C.

Comprising accessible shower cubicle with overhead shower and seat, wash hand basin and low level W.C.

Respatex panelling to walls, non slip flooring, radiator and double glazed obscure window to the side.

Store Room (6' 07" x 4' 06") or (2.01m x 1.37m)

Shelving to wall and textured ceiling.

Bedroom 1 (13' 06" x 10' 06") or (4.11m x 3.20m)

Fitted wardrobe, radiator, coved and textured ceiling. Double glazed window to the front.

Bedroom 2 (15' 06" x 8' 07") or (4.72m x 2.62m)

Fitted wardrobes, radiator, coved and textured ceiling. Double glazed window to the side.

Outside

Enclosed patio area.

Broadband and Mobile phone

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

Services

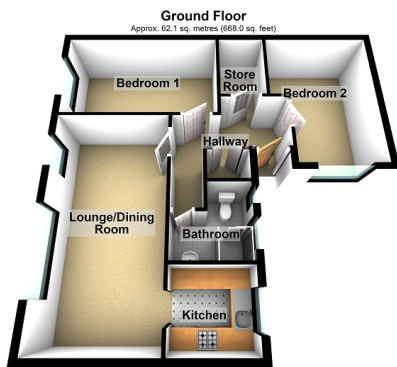
Mains electricity, mains water, mains gas, mains drainage

Tenure

Leasehold

Council Tax

A



Total area: approx. 62.1 sq. metres (668.0 sq. feet)



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 miss-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 12 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.

Money Laundering Regulations

As part of Anti Money Laundering Regulations (AML) we are obligated to undertake an identification check along with source and proof of funds check. This is a legal requirement. We utilise a specialist third-party service provider to undertake this process. There is a non-refundable minimum charge of £24 per person, per purchase. International and company searches are charged at a dual rate.