

**Harvey Crescent
Aberavon
Port Talbot
Neath Port Talbot.**

Price **£79,995**



- SECOND FLOOR FLAT
- ONE BEDROOM
- OPEN PLAN LIVING/KITCHEN AREA
- ELECTRIC HEATING
- COMMUNAL GARDENS
- VIEWING IS RECOMMENDED



General Description

Very well presented one bedroom second floor flat situated in this popular location close to the Port Talbot Town Centre with its many amenities, shops, bars and restaurants. The Aberavon Beach is a short driveway with many children's activities, a Leisure Centre and a Cinema. Also in the vicinity is the Margam Country Park with many walking and biking trails. Viewing is recommended. Council Tax Band A.

EPC Rating: C72

Property Description

Offered for sale is this well presented one bedroom second floor flat with the accommodation comprising of communal entrance, entrance hall, open plan kitchen, living, dining room, one bedroom and bathroom/W.C. The property benefits from having electric heating, double glazing and communal gardens and parking. Viewing is recommended.

Entrance

Communal hallway with door into:

Hall

Intercom system, storage cupboard, textured ceiling, access to loft space, Electric radiator.

Open Plan Living/Kitchen/Diner (20' 02" Max x 12' 03" Max) or (6.15m Max x 3.73m Max)

Open plan living area with lounge/dining area and open to kitchen fitted with wall, drawer and base units with worktops over incorporating stainless steel sink and drainer, space for cooker, space for fridge, plumbing for washing machine, part tiled walls and tiled flooring to kitchen area. Electric radiator, double glazed box bay

window to the front and double glazed window to the side.

Bedroom (10' 05" x 9' 01") or (3.18m x 2.77m)

Textured ceiling, electric radiator and double glazed window to the front.

Bathroom/W.C. (6' 06" x 5' 05") or (1.98m x 1.65m)

Comprising of panelled bath with overhead shower, wash hand basin and low level W.C. part tiled walls, vinyl flooring, airing cupboard housing water tank, extractor fan.

Outside

Communal gardens and parking.

Broadband and Mobile phone

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

Services

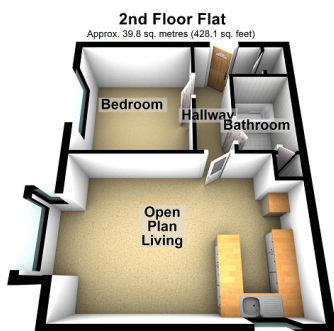
Mains electricity, mains water, mains drainage

Tenure

Leasehold

Council Tax

A



Total area: approx. 39.8 sq. metres (428.1 sq. feet)



Important notice

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