



Flat D, 29 Harvey Crescent, Aberavon – SA12 6DG

Port Talbot

£63,000



Flat D

29 Harvey Crescent, Port Talbot

A purpose built first floor flat comprising entrance hall, bedroom, bathroom and lounge/ kitchen, communal gardens and off road parking. Ideal for a first time buyer or investment purposes. Leasehold.

- First floor flat
- One bedroom
- Bathroom
- Lounge / Kitchen
- Communal gardens
- Leasehold



Entrance

Via communal hallway with intercom system. Timber framed door leading into the entrance hall finished with wall mounted electric radiator, emulsioned walls, storage cupboard and vinyl flooring.

Bedroom

8' 11" x 10' 4" (2.73m x 3.14m)

PVCu double glazed window overlooking the front of the property, emulsioned walls and fitted carpet.

Bathroom

5' 7" x 6' 11" (1.71m x 2.10m)

Extractor fan, storage cupboard, part tiled walls and vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and panelled bath.

Lounge/Kitchen

17' 7" x 12' 8" (5.36m x 3.85m)

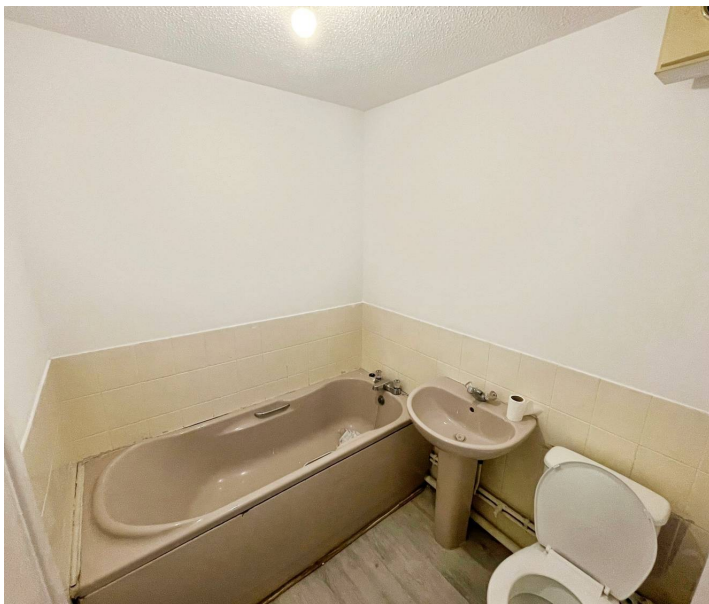
PVCu double glazed bay window overlooking the front of the property, PVCu double glazed window overlooking the side, tiling to splash back areas, vinyl flooring to the kitchen and fitted carpet to the lounge. A range of wall and base units with complementary roll edge work surfaces. Ceramic sink with single drainer and mixer tap. Extractor hood.

Outside

Communal area. Parking.

Note

LEASEHOLD Date of lease: 1991 Length of lease: 999 years from 1999 Service Charge: £30 monthly No ground rent

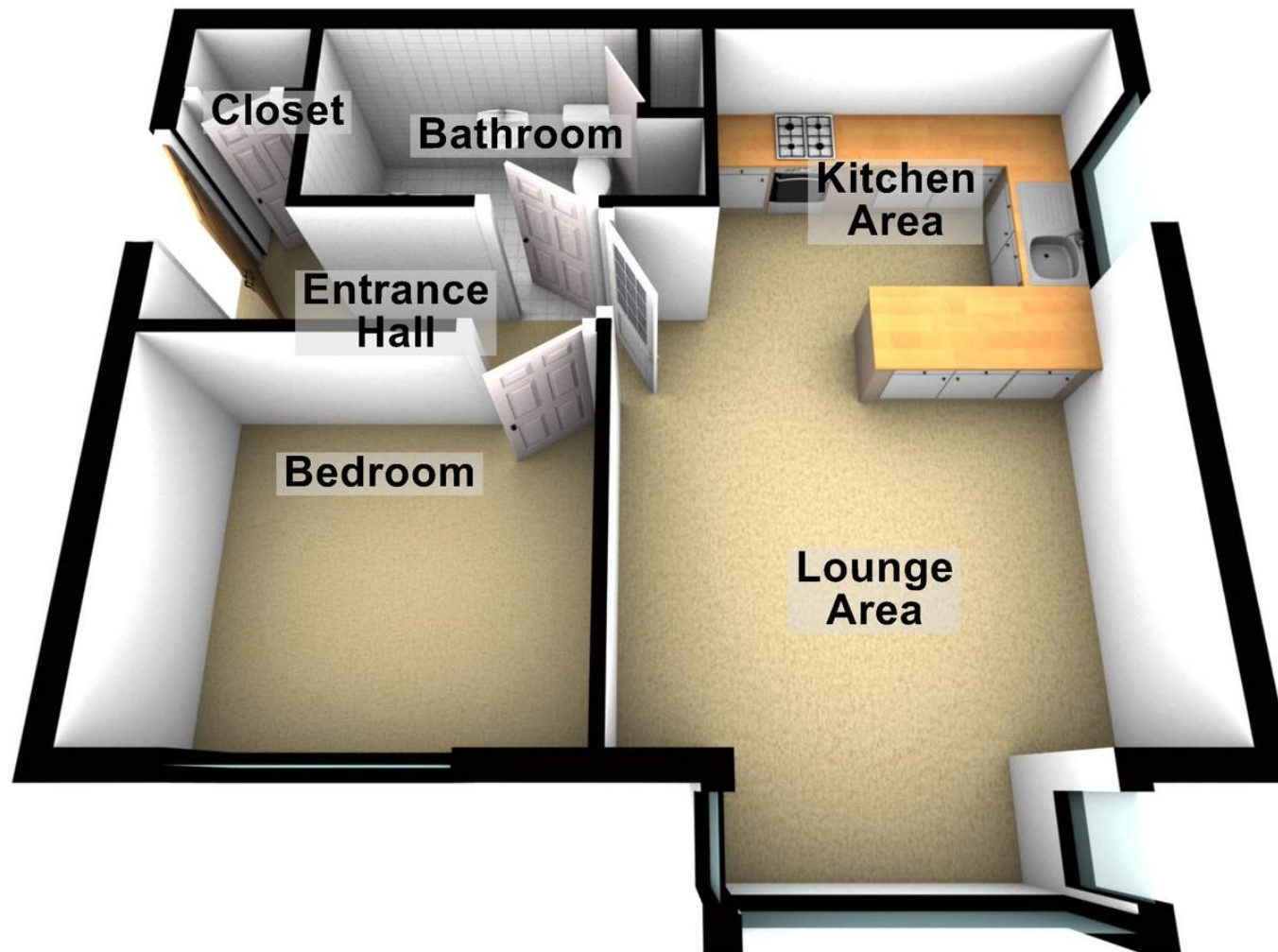




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ground Floor



29D Harvey Crescent, Port Talbot

Payton Jewell Caines

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