

Payton  
Jewell  
Caines



5 Burke Avenue, Port Talbot – SA12 6BB  
Port Talbot

£92,000



## 5 Burke Avenue

Port Talbot, Port Talbot

Spacious two bedroom first floor flat located in the Little Warren area close to Aberavon sea front, local schools, shops, amenities and transport links. The property requires a little modernisation throughout but is spacious and will provide a lovely home. The property benefits from two double bedrooms, spacious lounge and is sold with no ongoing chain.

- Two Double Bedroom First Floor Flat
- Spacious Lounge
- Kitchen/Diner
- Family Bathroom
- Share Of Freehold
- No Ongoing Chain
- Council Tax A





### **Entrance**

Entrance Via PVCu part glazed door with fitted Venetian blind into hallway finished with stippled ceiling, pendant light, aertexes walls and laminate flooring. Stairs with fitted carpet to accommodation.

### **Entrance Hall**

Papered and coved ceiling, pendant light, access to loft, papered walls with dado rail, radiator and fitted carpet. Doors leading off.

### **Lounge**

3.48m x 5.46m (11' 5" x 17' 11") Papered and coved ceiling, pendant light and ceiling rose, emulsioned walls, PVCu single glazed windows overlooking the front and the side of the property with net curtain and curtain pole, radiator, laminate flooring. Wall mounted gas fire with marble hearth and wooden painted fire surround.

### **Kitchen/Diner**

2.83m x 5.31m (9' 3" x 17' 5") Papered and coved ceiling, spotlight fitting, papered walls with dado rail, PVCu single glazed windows overlooking the side and rear of the property with net curtain, curtains and curtain pole, radiator and fitted carpet leading on to vinyl flooring. A range of white wall and base units with complementary laminate work surface. One and a half stainless steel sink and drainer with chrome mixer tap. Freestanding gas cooker and washing machine. Space for upright fridge/freezer. Built in storage cupboard. Cupboard housing gas fired combination boiler.

### **Bedroom 1**

3.52m x 4.53m (11' 7" x 14' 10") Stippled ceiling, pendant light, papered walls, PVCu single glazed window overlooking the front of the property with net curtain, curtain and curtain pole, radiator and fitted carpet. Built in storage cupboard.



**Bedroom 2**

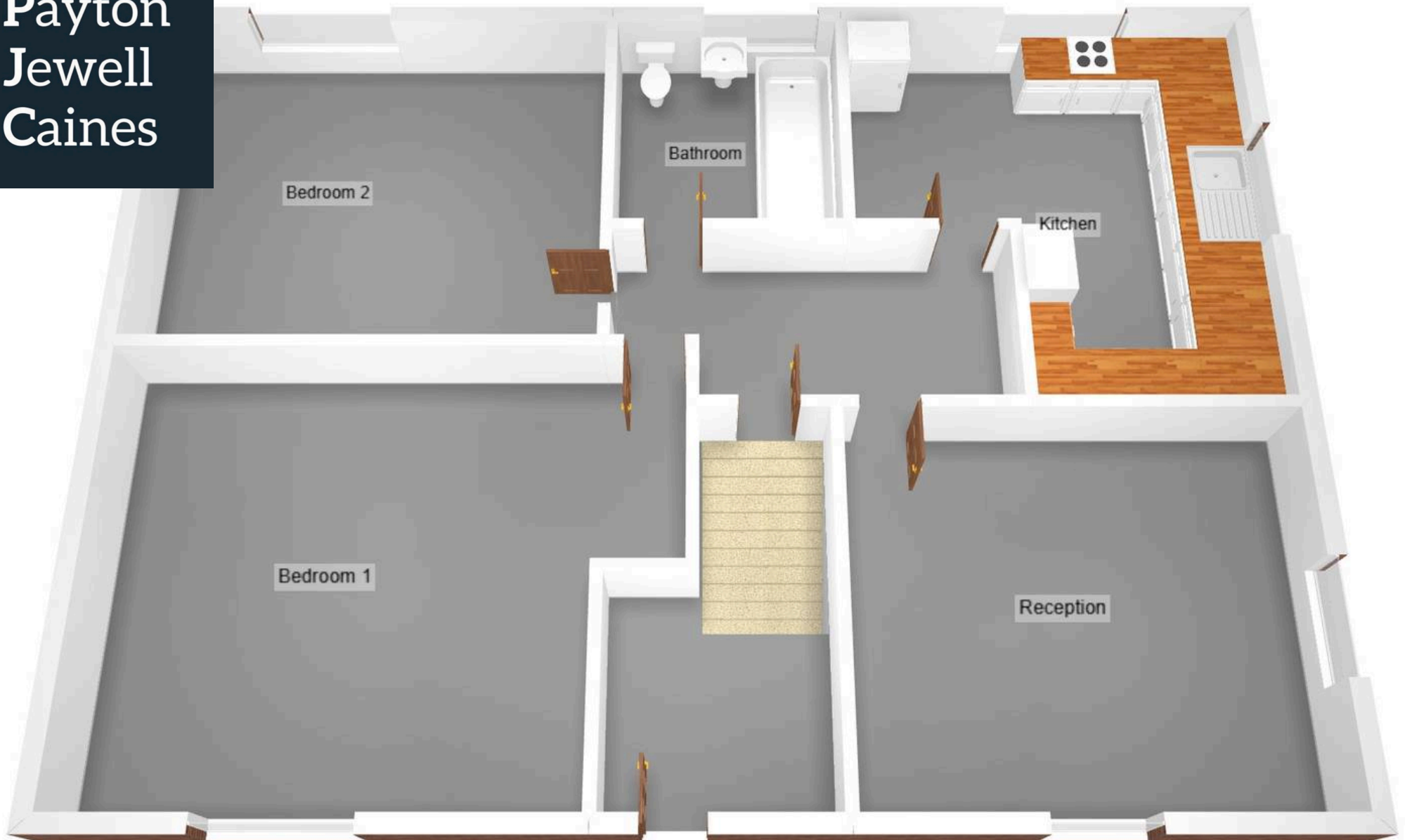
2.83m x 3.57m (9' 3" x 11' 9") Emulsioned and coved ceiling, pendant light, emulsioned walls with dado rail and papered wall below, PVCu single glazed window overlooking the rear with fitted Venetian blind, curtain and curtain pole, radiator and fitted carpet.

**Bathroom**

1.74m x 2.06m (5' 9" x 6' 9") Stippled ceiling, flush light fitting, emulsioned walls with ceramic tiling to splash back areas, PVCu frosted single glazed window overlooking the rear with fitted roller blind, radiator and ceramic tiled flooring. Three piece suite in white comprising WC, pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap and wall mounted Triton electric shower with glass shower screen.

You can include any text here. The text can be modified upon generating your brochure.





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