



### **3 Abbeyville Court, Port Talbot, SA12 6RF**

**£85,000**

.....INVESTMENT OPPORTUNITY!! GROUND FLOOR FLAT WITH TENNANT IN SITU!!...A YIELD OF 6.12%... FANTASTIC OPPORTUNITY TO PURCHASE A GROUND FLOOR FLAT IN A SOUGHT AFTER AREA!!...An immaculately presented two bedroom ground floor flat within walking distance of Aberavon beach front and local shops. Viewing is highly recommended. The accommodation consists of a lounge, kitchen/diner, two bedrooms and bathroom. The property benefits from having a front and rear garden with rear lane access. To arrange a viewing please call our office on 01639 760033.



## GROUND FLOOR

### Entrance Hallway

Entrance via Upvc front door into hallway, laminate flooring, emulsion walls, radiator, central light, built in storage cupboard, doors leading to other rooms.



### Master Bedroom

11'11" x 10'3" (3.654 x 3.142)

Carpet, emulsion walls with coving to ceiling, radiator, central light, front facing Upvc double glazed window, built in storage cupboard.

### Reception Room

13'0" x 11'3" (3.976 x 3.443)

Laminate floor, emulsion walls with coving to ceiling, front facing Upvc double glazed window, radiator, central light, feature marble fireplace with wooden surround.



### Bedroom 2

10'8" x 8'11" (3.257 x 2.718)

Carpet, emulsion walls with coving to ceiling, radiator, central light, rear facing Upvc window, built in storage cupboard.

### Kitchen

11'4" x 10'2" (3.466 x 3.124)

Combination of wall and base units with laminate work tops, space for fridge freezer, space for stand alone cooker, one and half bowl sink with drainer and mixer tap, tiled splash back, plumbing for washing machine, space for tumble dryer, space for dining table, rear facing Upvc window and door giving access to the rear garden, cupboard housing Baxi combi boiler, tiled floor, emulsion walls.





### Family Bathroom

6'6" x 5'5" (1.982 x 1.663)

Three piece bathroom suite comprising of Panelled bath with shower attachment and shower screen, pedestal wash hand basin, low level W.C., fully tiled walls, radiator, tiled floor, central light, rear facing Upvc window with opaque glass.

### Rear Garden

Access rear garden via wooden gate into rear garden, fully enclosed with walls to rear and side, fencing to side, small patio area, hardstanding to rear, area laid to artificial grass.




### EXTERNAL

#### Front Garden

Access front garden via wrought iron gate with pathway to front door, laid to lawn with walls to front and sides.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>74</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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