



4b Victoria Road, Port Talbot, SA12 6AD

Offers In The Region Of £95,950

Nestled on Victoria Road in Port Talbot, this charming one-bedroom ground floor flat offers a delightful blend of comfort and convenience. Ideal for an individual or a couple, the property features a well-proportioned reception room that provides a welcoming space for relaxation and entertainment. The bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day, while the bathroom is functional and well-maintained.

One of the standout features of this flat is its prime location. Just a short stroll away, you will find the vibrant Port Talbot town centre, where a variety of shops, cafes, and amenities await. For those who enjoy the outdoors, Aberavon Beach is also within walking distance, perfect for leisurely walks along the coast or enjoying a sunny day by the sea.

The property is well-connected, with a bus route nearby and easy access to the M4 motorway, making commuting to surrounding areas both straightforward and efficient. This flat presents an excellent opportunity for those seeking a comfortable home in a convenient location, combining the best of town and beach living. Whether you are looking to invest or find your next home, this property is certainly worth considering.

To arrange an appointment please call Pennaf Premier 01639 760033

Kitchen/diner

8'10" x 17'6" (2.709 x 5.344)

Entrance through Upvc double glazed door in to kitchen. Range of wall and base units with laminate work surface. Integrated gas oven and hob with electric extractor fan, integrated fridge \freezer, integrated dishwasher, plumbing and space for washing machine. Stainless steel sink with mixer taps. Wall mounted combination boiler serving domestic hot water and central heating. Plaster painted walls and ceiling, two light fittings. Ceramic floor tiles.

Upvc double glazed window to side and Upvc duple glazed door leading to side and rear access.



External

Gate access from rear to the back door of the flat. Courtyard shared area.



Rear Garden

Courtyard garden, with shared access.

Reception Room

12'11" x 11'11" (3.946 x 3.653)

Two Upvc double glazed windows to side. Plaster painted walls and ceiling, central light, radiator, carpet flooring.



Bedroom

10'11" x 9'11" (3.340 x 3.035)

Upvc double glazed window to rear. Plaster painted walls and ceiling with central light, radiator and solid wood flooring.

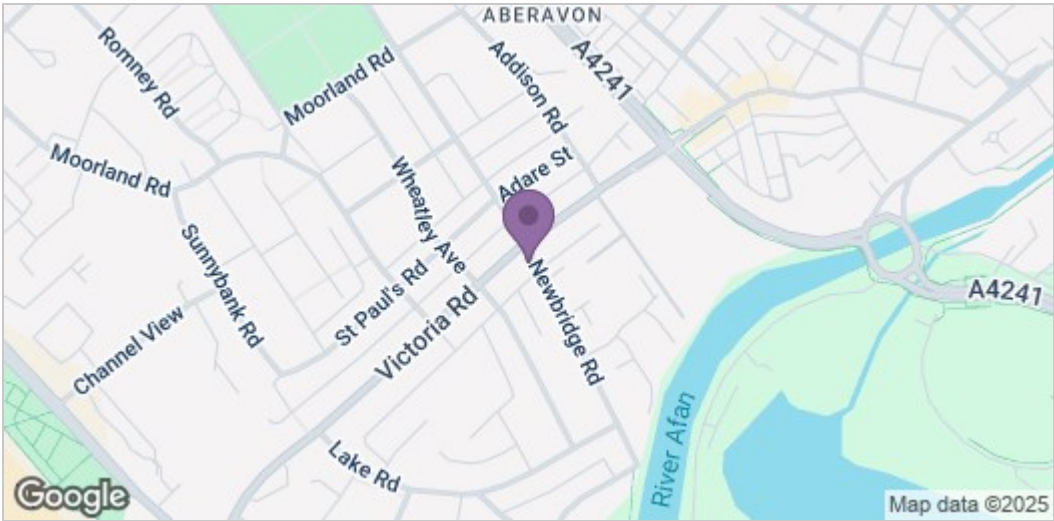


Wet Room

5'10" x 7'8" (1.781 x 2.362)

Upvc double glazed window to rear. Walk in shower cubicle with rain water shower, glass screen. Low level w.c, vanity wash hand basin. Fully tiled walls, ceramic tiled flooring.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	71
England & Wales		EU Directive 2002/91/EC

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