



4b Victoria Road, Port Talbot, SA12 6AD

£99,995

Pennaf Premier are pleased to offer for sale this one bedroom ground floor flat situated in the sought after Victoria Road area of Aberavon, close to schools, shops, all other local amenities and is within walking distance of the Aberavon beachfront. The property is located on a bus route which services Swansea, Neath and Port Talbot Towns. Accommodation comprises of kitchen/diner, reception room, bedroom and wet room. Viewing is highly recommended and is an ideal first purchase. To arrange a viewing please contact 01639 760033.

Kitchen/diner

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

Front door opens into a modern fitted kitchen comprising of wall and base units with contrasting laminate work tops, integrated gas oven with gas hob and overhead extraction, inset stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated fridge freezer, integrated dishwasher, tiled flooring, emulsion walls with coving to ceiling, two central lights, side facing Upvc double glazed window, side facing Upvc double glazed door. Combi boiler and water meter. Space for table and chairs.



External



Rear Garden

Courtyard garden, with shared access.

Hallway

Hallway giving access to shower room and bedroom with tiled flooring, emulsion walls, coving to ceiling and side facing window with obscure glass.

Reception Room

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

carpet to the floor, emulsion walls, coving to the ceiling, central light, radiators, wood door and two sash style windows to the side of the property.



Bedroom

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

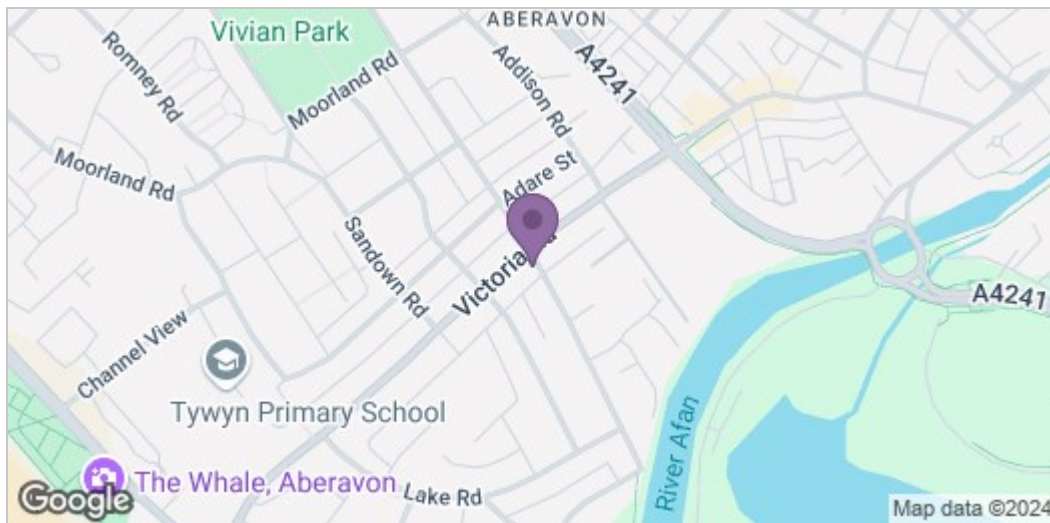
Entrance via glass door, solid wood flooring, emulsion walls with coving to the ceiling, radiator, central light, rear facing window.



Wet Room

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

Newly fitted, fully tiled wet room with rain shower and glass screen, inset vanity wash hand basin, low level W.C., chrome heated towel radiator, central light, side facing opaque window.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

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