



7 Angel Street, Port Talbot, SA12 6UF

£144,000

Ideal investment as tenants in situ - Ground floor and first floor flats comprising of communal entrance hallway.

Both flats comprising of lounge, bedroom, kitchen and bathroom.

Ground floor flat has access to rear garden.

The property is freehold.

The flats are situated in the popular Aberavon area of Port Talbot which is within walking distance of Port Talbot Town Centre and local amenities.

Please call Pennaf Premier on 01639 760033 to arrange a viewing.

Entrance communal Hallway

Enter via Upvc front door into hallway. Marley tiled flooring, emulsion walls, consumer units to both flats, internal doors to both flats.

Ground floor flat

Lounge

11'5" x 9'6" (3.488 x 2.917)

Entrance from communal hallway via internal front door into lounge area, carpet, emulsion walls, radiator, central light, front facing Upvc double glazed window with Venetian blinds.



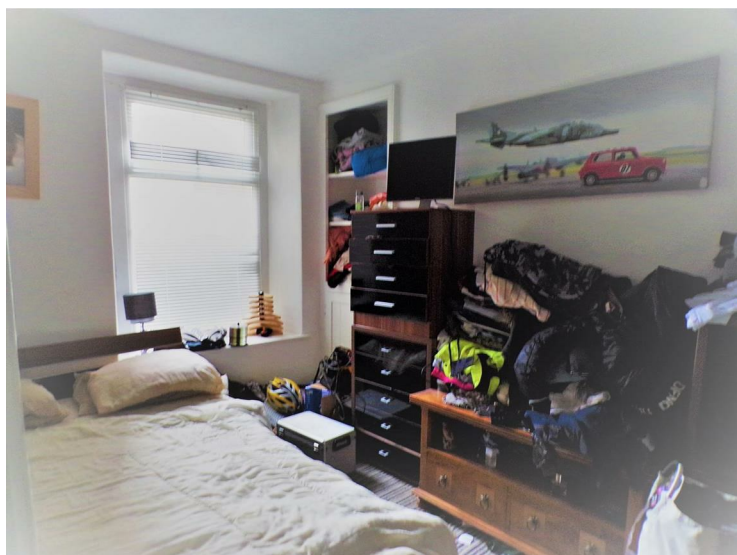
Hallway

Carpet, emulsion walls, radiator, doors to other rooms.

Bedroom

11'5" x 9'6" (3.488 x 2.917)

Carpet, emulsion walls, radiator, central light, rear facing Upvc double glazed window with Venetian blinds.



Kitchen

10'2" x 8'11" (3.103 x 2.738)

Breakfast bar, space for electric oven, space for fridge freezer, inset stainless steel sink and drainer, vinyl flooring, emulsion walls, radiator, central light, side facing Upvc double glazed window, side facing Upvc door giving access to rear garden.



Outer Lobby

Vinyl flooring, emulsion walls, radiator, central light, Alpha combi boiler.

Bathroom

5'6" x 6'0" (1.700 x 1.843)

Panelled bath, low level W.C., fully tiled floor, fully tiled walls, radiator, central light, side facing Upvc window with obscure glass.



Rear Garden

Fully enclosed paved garden with rear gate access to rear lane, outside tap.

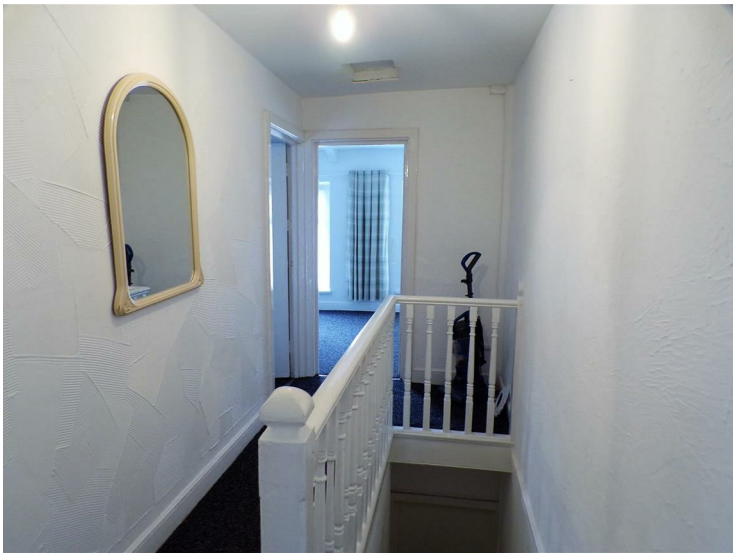
First Floor

Entrance communal Hallway

Enter via Upvc front door into hallway. Marley tiled flooring, emulsion walls, consumer units to both flats, internal doors to both flats.

Stairs and Landing

Entrance via internal front door from communal hallway to stairs and landing. Carpet to the stairs and landing, emulsion walls, central light, doors to other rooms, loft access.



Kitchen

11'2" x 9'0" (3.425 x 2.757)

Combination of wall and base units, space for electric cooker, space for fridge freezer, space for washing machine, breakfast bar, inset stainless steel sink and drainer with mixer tap, tiled splash back, vinyl flooring, emulsion walls, radiator, central light, side facing Upvc double glazed window with vertical blinds.



Outer Lobby

Vinyl flooring, emulsion walls, central light, combi boiler, door leading into bathroom.

Bathroom

5'4" x 5'10" (1.639 x 1.799)

Panelled bath with shower over, low level W.C., vinyl flooring, tiled walls, radiator, side facing Upvc double glazed window with opaque glass.



Bedroom

11'6" x 10'1" (3.518 x 3.079)

Carpet, emulsion walls, feature wallpaper walls, radiator, central light, rear facing Upvc double glazed window with vertical blinds.



Lounge

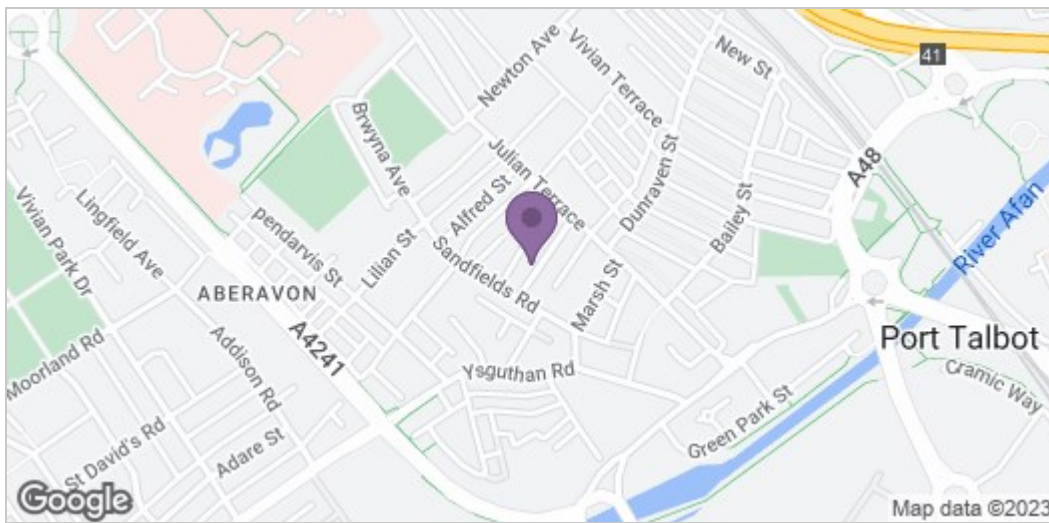
15'11" x 9'7" (4.858 x 2.945)


Carpet, emulsion walls, radiator, central light, two front facing Upvc double glazed windows with Venetian blinds.



External





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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