



## **77 Long Vue Road, Port Talbot, SA12 7EH**

### **Offers In The Region Of £65,000**

Nestled on Long Vue Road in the town of Port Talbot, walking distance to Aberavon Beach front, this ground floor flat presents an excellent opportunity for first-time buyers and investors alike. The property boasts a well-proportioned reception room, kitchen, bedroom and bathroom. In addition to the private spaces, residents can take advantage of the communal area, fostering a sense of community and connection with neighbours.

With its prime location in Sandfields estate, you will find yourself within easy reach of local amenities, transport links, and the stunning coastline. This property is a fantastic opportunity to invest in a popular area, making it an ideal choice for those looking to step onto the property ladder or expand their investment portfolio. Don't miss the chance to view this flat.

To book an appointment to view please call the Pennaf Premier sales team on 01639 760033.



## GROUND FLOOR



### Communal Entrance Hall

Entrance through door into communal hallway.

### Entrance Hallway

Entrance through composite front door. Wallpaper to walls, artex ceiling, central light, radiator, laminate flooring. Storage cupboard.

### Kitchen

11'10" x 9'8" (3.611 x 2.963)

Upvc single glazed window. Range of wall and base units, gas hob, integrated gas hob, integrated fridge/freezer, space and plumbing for washing machine, stainless steel sink and taps. Laminate flooring. Cupboard housing combination boiler serving domestic hot water and central heating, Large storage cupboard.



### Living Room

14'0" x 10'0" (4.289 x 3.056)

Upvc single glazed window. Emulsion painted walls, artex ceiling, central light, radiator, laminate flooring.



### Bedroom One

12'9" x 10'9" (3.889 x 3.298)

Upvc single glazed window. Wallpaper to walls, artex ceiling, central light, radiator.



### Bathroom

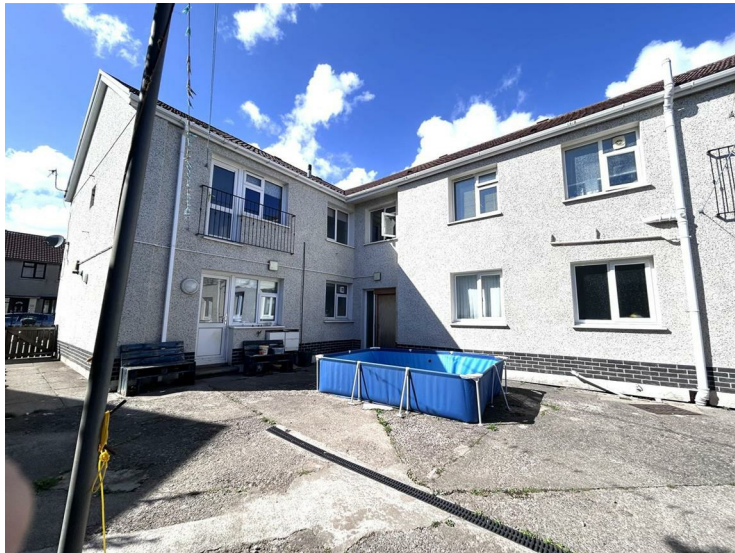
7'1" x 6'1" (2.170 x 1.867)

Upvc single glazed window. Shower over bath, low level w.c., pedestal wash hand basin, radiator, laminate flooring.



**External - Front**

Garden area to front with pathway leading to front communal door.



**External - Rear**

Gate to rear courtyard, slabbed area leading to back entrance door to communal hallway.

**Other information**

Waiting on the annual service charge to be confirmed from Tai Tarian.

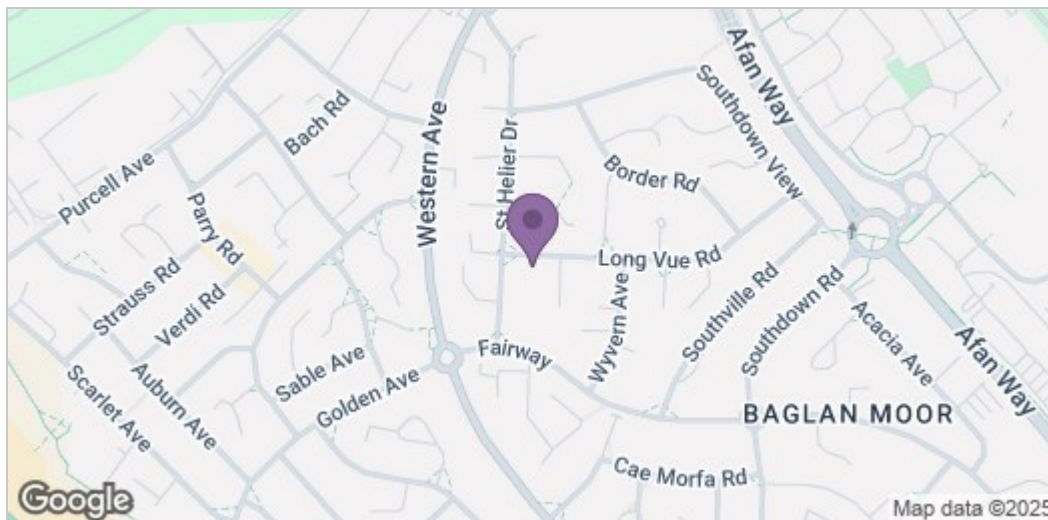


## Ground Floor

Approx. 48.7 sq. metres (524.5 sq. feet)



Total area: approx. 48.7 sq. metres (524.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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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