



1 Burke Avenue, Port Talbot, SA12 6BB

£130,000

Within walking distance to Aberavon Beach front, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The flat features a welcoming reception room, providing a warm space for relaxation or entertaining guests.

One of the standout features of this property is its generous parking facilities, accommodating up to three vehicles. This is particularly advantageous in a bustling area, ensuring that you and your guests will always have a place to park. Additionally, the large driveway leads to a double garage, offering ample storage space or the potential for a workshop.

The flat also boasts a lovely rear garden, perfect for enjoying the outdoors, whether it be for gardening, children's play, or simply unwinding in the fresh air. The location is particularly appealing, as it is within walking distance to Aberavon Beach, where you can enjoy scenic walks along the coast or partake in various water activities.

This property presents an excellent opportunity for those looking to embrace a coastal lifestyle while enjoying the comforts of a well-appointed flat. With its desirable features and prime location, this home is sure to attract interest. Do not miss the chance to make this charming flat your own.

No ongoing chain.

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

Ground Floor

Entrance Porch

Entrance through Upvc double glazed front door into porch. Render to walls, upvc panels to ceiling, central light, tiled floor.



Bedroom One

13'10" x 11'9" (4.236 x 3.594)

Upvc double glazed window to front. Wallpaper to ceiling and walls, central light, fitted wardrobes, radiator, carpet.



Hallway

Upvc double glazed door into hallway. Plaster painted ceiling, 2 central lights, wallpaper to walls with dado rail, 2 radiators, carpet. Alarm for flat.

Kitchen

17'1" x 8'7" (5.210 x 2.634)

Upvc double glazed window and door into sun room. Plaster painted ceiling, central light, tiled in between units. Range of wall and base units, laminate worksurface, plumbing and space for washing machine, space for under counter fridge and freezer, integrated eye level oven, gas hob, extractor fan, sink with drainer and mixer taps. Large storage/pantry cupboard, tiled flooring.



Bedroom Two

11'10" x 10'9" (3.623 x 3.294)

Upvc double glazed window to front. Wallpaper to walls and ceiling, central light, radiator, carpet. Fitted cupboards.



Living Room

11'6" x 10'5" (3.528 x 3.183)

Upvc double glazed french doors into sun room. Wallpaper to walls and ceiling, central light, radiator, carpet.

Bathroom

Upvc double glazed window facing to rear. Fully tiled walls, jet bath, shower over, curtain rail, low level w.c, wash hand basin, chrome radiator, tiled flooring.



Sun Room

Sun room- full width of the rear of the property with access to the rear garden. Access into communal alleyway.



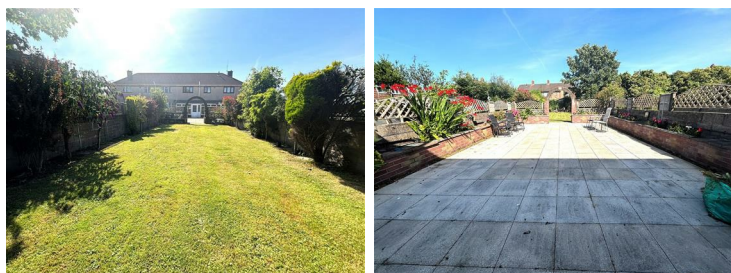
External

Front Garden

Brick walls to side and front area, slabbed driveway with pathway leading to front door and access through door into alleyway leading to rear garden. Electricity supply to lamp post in front garden. Outside tap.

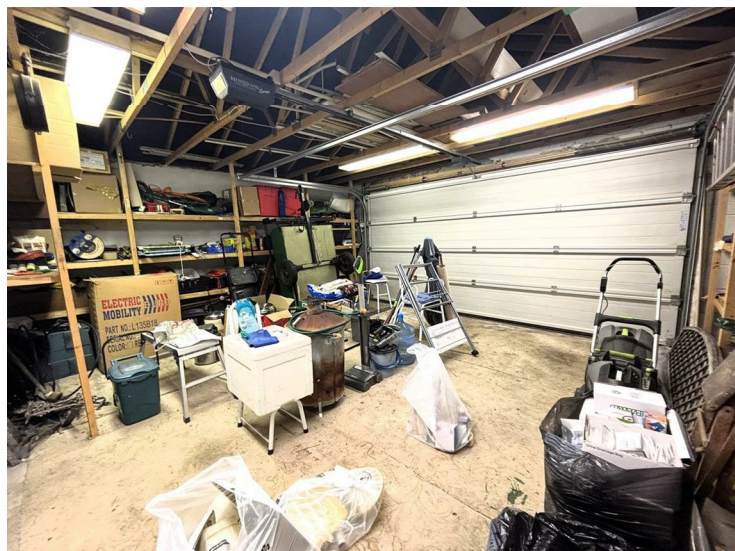
Rear Garden

Slabbed patio area, feature arch leading to large lawned area with mature trees and bushes.



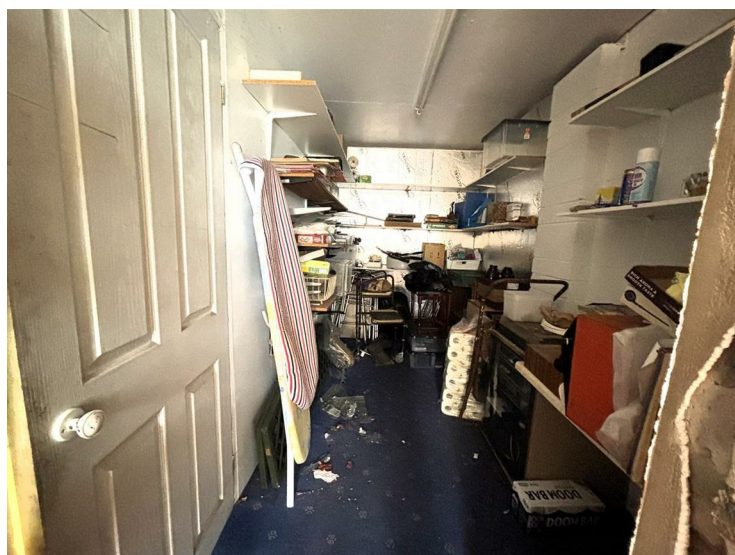
Garage/Workshop

Brick and render built double garage with tiled roof. Electric powered up and over garage door. Shelves fitted to walls.



Outbuilding/Utility Area

Entrance through wooden door into outbuilding/utility area from alley. Shelving to walls and electricity supply. Personnel door into garage.

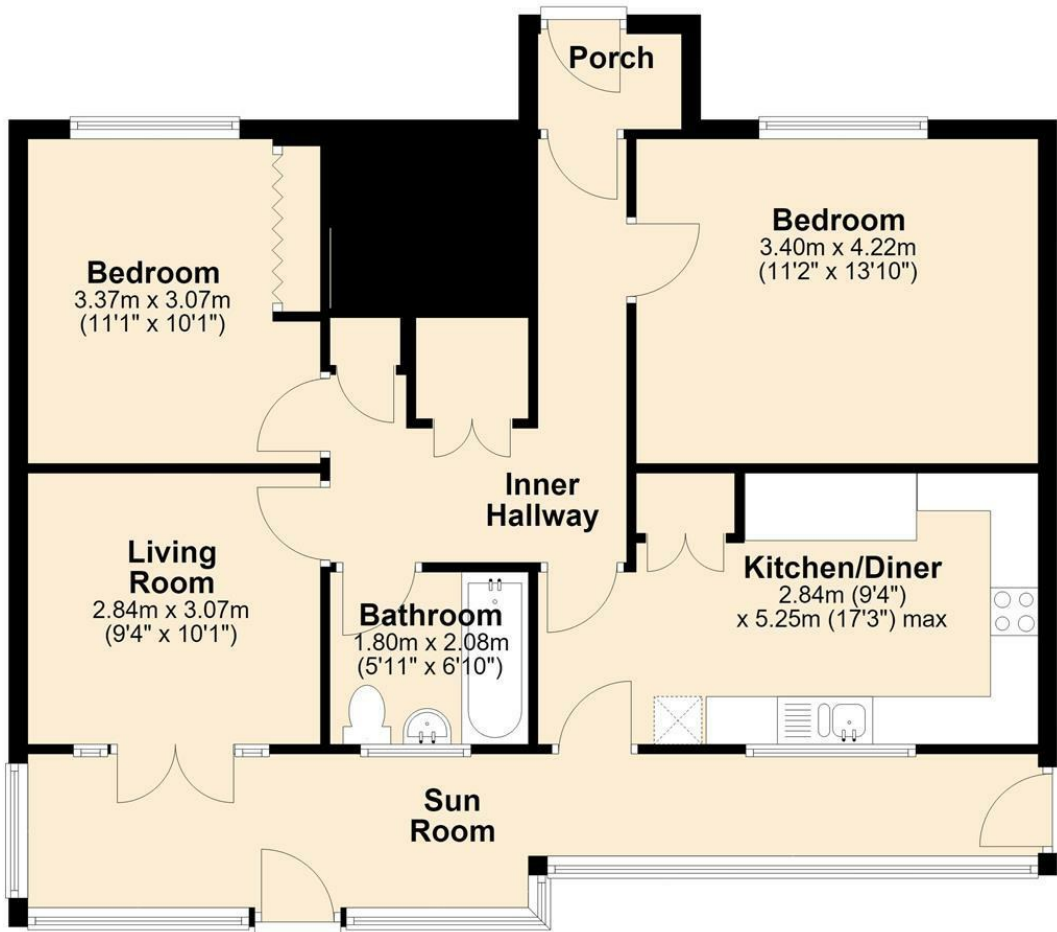


Communal Alley

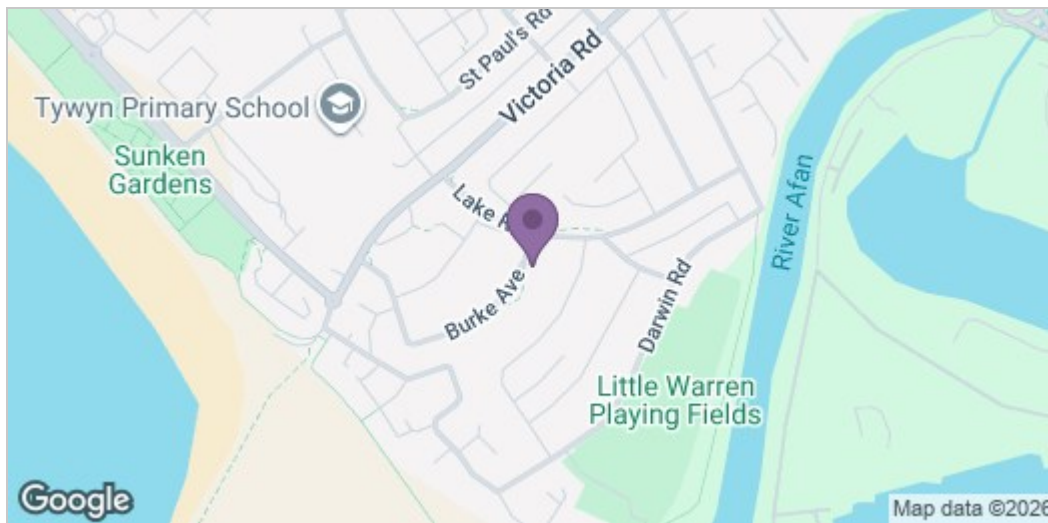
Upvc door from front garden leading through communal alleyway to garage and rear garden.

Ground Floor

Approx. 84.0 sq. metres (904.5 sq. feet)



Total area: approx. 84.0 sq. metres (904.5 sq. feet)



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		
England & Wales		EU Directive 2002/91/EC

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