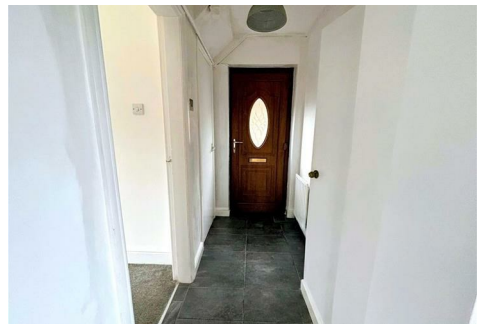




11 Morrison Road, Port Talbot, SA12 6TG

Offers In The Region Of £89,950

Ground Floor 2-Bedroom Flat – Sandfields Area

2 Bedrooms | Front & Rear Gardens | Newly Decorated | New Boiler

Don't miss the opportunity to make this lovely ground-floor flat your new home.

Situated in the popular Sandfields area, this well-presented property offers two bedrooms, front and rear gardens, and has been newly decorated throughout. The property also benefits from a new boiler, making it ready for its new occupants.

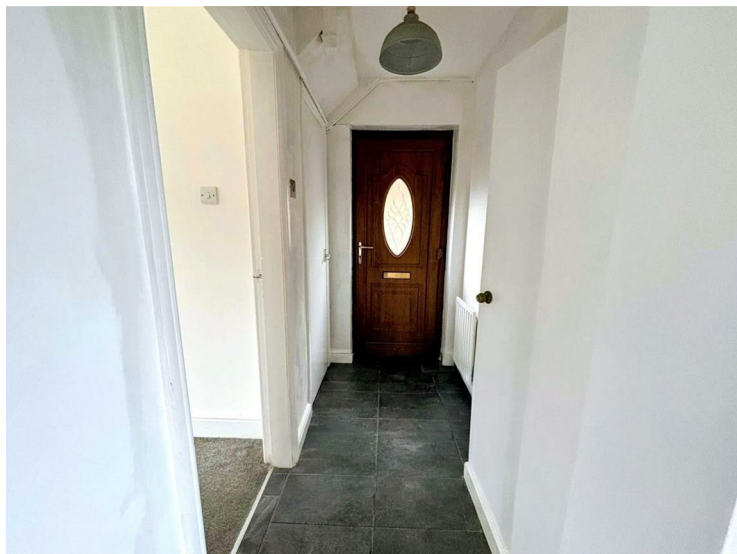
This property is conveniently located close to Aberavon Beach, shops and other local amenities.

To arrange a viewing, please contact the Pennaf Premier Sales Team on 01639 760033.

Ground floor

Entrance Hallway

Entrance through Upvc double glazed front door into hallway. Emulsion painted walls and ceiling, central light, smoke alarm, radiator, vinyl flooring. Storage cupboard housing gas and electric meters.



Kitchen

15'1" x 10'7" (4.620 x 3.236)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Range of wall and base units, tiled in between units. Combination boiler on wall, space for oven and hob, extractor fan, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer taps, radiator, vinyl flooring. Space for kitchen table.

Living Room

13'11" x 11'7" (4.243 x 3.542)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet.

Bedroom One

12'10" x 10'7" (3.926 x 3.231)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet. Fitted wardrobe, storage cupboard.



Bedroom Two

11'7" x 9'3" (3.556 x 2.830)

Upvc french doors to rear. Emulsion painted walls and ceiling, central light, radiator, carpet.



Bathroom

6'3" x 5'5" (1.909 x 1.673)

Upvc double glazed window to rear. Fully tiled walls and floor, emulsion painted ceiling, central light. Standard bath with shower over, low level w.c, wash handbasin, cabinet, chrome ladder towel rail.



External

Front Garden

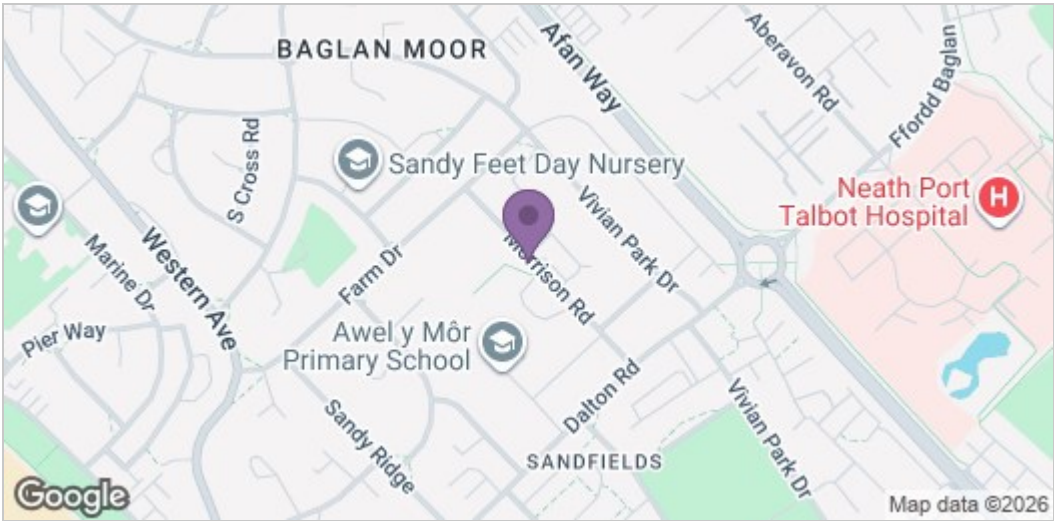
Pathway leading to front door. Garden laid to lawn with knee high brick wall around.



Rear Garen

Enclosed rear garden with fencing and bushes, pathway from front door to garden. Rest of garden laid to lawn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.