



11 Morrison Road, Port Talbot, SA12 6TG

Offers In The Region Of £95,000

Welcome to this well presented ground floor flat, newly decorated, located on Morrison Road in the Sandfields area close to Port Talbot town centre. The property boasts two spacious bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter, you will find a welcoming reception room that provides a perfect area for relaxation and entertaining guests. The flat also features a well-appointed bathroom, ensuring convenience for everyday living.

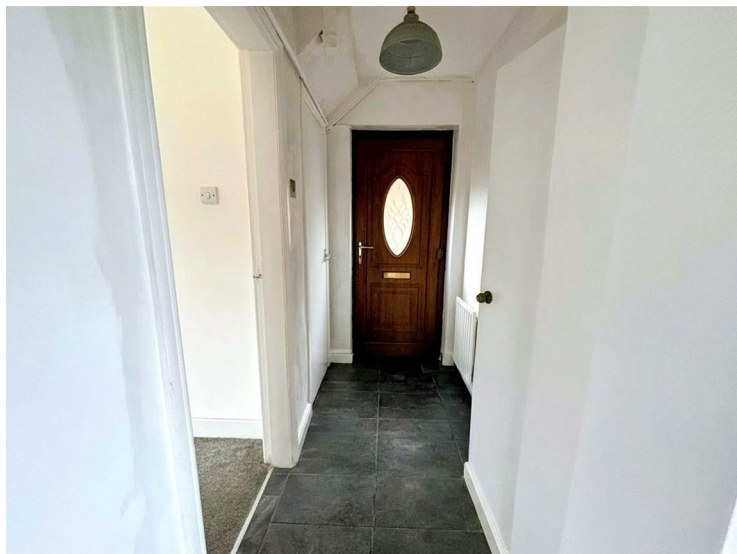
One of the standout features of this property is the front and rear gardens, offering a delightful outdoor space for gardening enthusiasts or simply enjoying the fresh air. Situated in a prime location, this flat is conveniently close to the beach, allowing for leisurely strolls along the coast. Additionally, you will find a variety of shops and schools nearby, making it an excellent choice for families and individuals alike.

This property presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Don't miss your chance to make this lovely flat your new home. To book an appointment please call 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

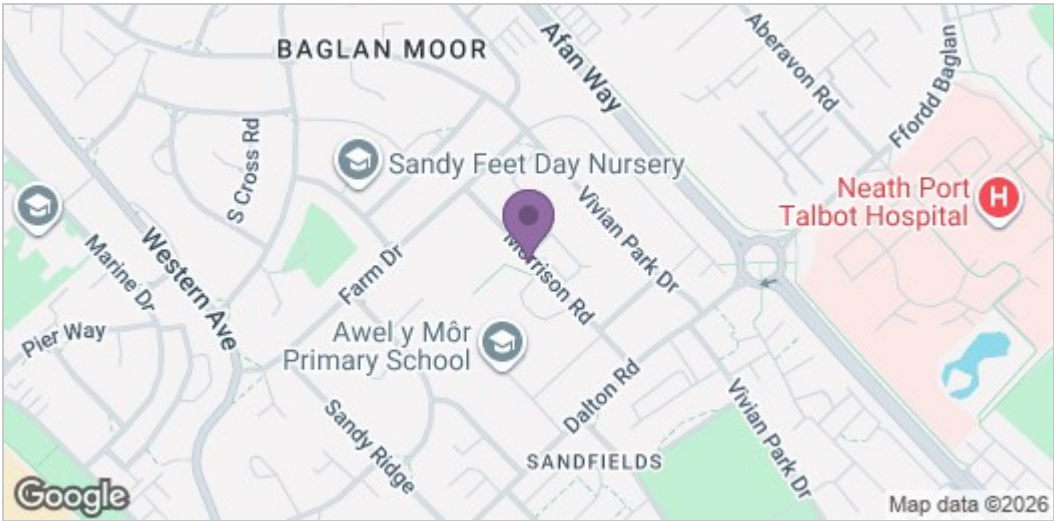
Pathway leading to front door. Garden laid to lawn with knee high brick wall around.



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

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