

Payton
Jewell
Cairnes



Harvey Crescent, Aberavon, Port Talbot,
Neath Port Talbot. SA12 6DG

£79,995



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We are pleased to present to the market a traditional built first floor ONE BEDROOM FLAT with allocated parking. Early viewing is highly recommended and offered with NO ONGOING CHAIN.

£79,995 - Leasehold

- One bedroom first floor flat
- Open plan lounge/kitchen
- Communal garden
- Allocated parking space
- NO ONGOING CHAIN
- EPC C/Council tax A



DESCRIPTION

We are pleased to present to the market a traditional built first floor ONE BEDROOM FLAT with allocated parking. The property benefits from close access to local shops, Tywyn Primary School, Sandfields Primary School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended and offered with NO ONGOING CHAIN.

Property briefly consists of an open plan lounge/kitchen, bathroom and bedroom. Externally there is a communal garden and allocated parking.

ENTRANCE

Access via wooden doors into communal hallway and staircase.

HALLWAY

Artex ceiling. Emulsioned walls. Laminate flooring. Built in storage cupboard. All doors leading off.

LOUNGE/KITCHEN (20' 10" max x 12' 5" max) or (6.35m max x 3.79m max)

Measurements at widest point

Artex ceiling. Emulsioned walls with one feature papered wall. Continuation of the laminate flooring. Wall mounted electric heater. Kitchen is fitted with a range of wall and base units with complementary work tops and tiled splashback areas. One and a half bowl single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for undercounter fridge. Electric cooker point. PVCu double glazed window set within box bay to rear of property with good views of surrounding area. PVCu double glazed window to side of property.

BATHROOM (6' 9" x 5' 5") or (2.07m x 1.66m)

Artex ceiling. Emulsioned walls with tiles. Vinyl flooring. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin with tiled splashback, panel bath with overhead mixer shower tap and fully tiled walls, shower rail and curtain. Built in airing cupboard housing the hot water tank.

BEDROOM (10' 6" x 9' 0") or (3.20m x 2.75m)

Artex ceiling. Emulsioned walls. Continuation of the laminate flooring. Wall mounted electric heater. PVCu double glazed window to rear of property.

OUTSIDE

Allocated parking to front. Communal rear garden.

NOTE

We have been informed by the vendor that the property is held Leasehold but we have not inspected the title deeds

Date of lease: 30/11/1990


Length of lease: 999 years from 01/01/1990

Service charge: £30 pcm

Ground rent: Peppercorn rent



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



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