Payton Jewell Caines



15 Burke Avenue, Port Talbot - SA12 6BB

Port Talbot

£95,000







15 Burke Avenue

Port Talbot

Welcome to this charming two bedroom ground floor flat, perfect for first time buyers or those looking for a smart investment. Step inside and you'll find a spacious living area, ideal for relaxing or entertaining friends. Both bedrooms are well-proportioned, providing comfortable retreats at the end of the day. The flat features a shower room, designed for convenience and easy maintenance. Located in a quiet spot, you'll enjoy a peaceful atmosphere while still being close to local amenities and transport links. The property is offered on a leasehold basis, giving you peace of mind for the future. Whether you're looking to get onto the property ladder or expand your investment portfolio, this flat ticks all the boxes. Don't miss your chance to view this lovely home and see for yourself what makes it such a great opportunity. Book your viewing today and imagine yourself settling into this welcoming space.

- Two bedroom ground floor flat
- Shower room
- Enclosed rear garden
- Quiet location
- Leasehold
- Ideal first time or investment purchase
- No ongoing chain
- EPC - C

Porch

Opaque window to the front, laminate flooring and glazed door leading to the hallway.

Hallway

Radiator, emulsioned walls, fitted carpet and storage space. Meter cupboard and glazed window overlooking the front.

Lounge

3.50m x 4.38m (11' 6" x 14' 4") Generous sized lounge with a tiled fireplace with tiled hearth and inset electric fire, radiator and ceiling fan. Papered walls and fitted carpet.

Kitchen

2.33m x 5.29m (7' 8" x 17' 4") Window and door to the rear, radiator and wall mounted combination boiler. A range of matching wall and base units with roll edge work surfaces housing a stainless steel one and half sink drainer with mixer tap. Space for cooker, extractor hood and tiled splash backs.

Bedroom 1

3.55m x 3.48m (11' 8" x 11' 5") Window to the front, radiator and emulsioned walls.

Bedroom 2

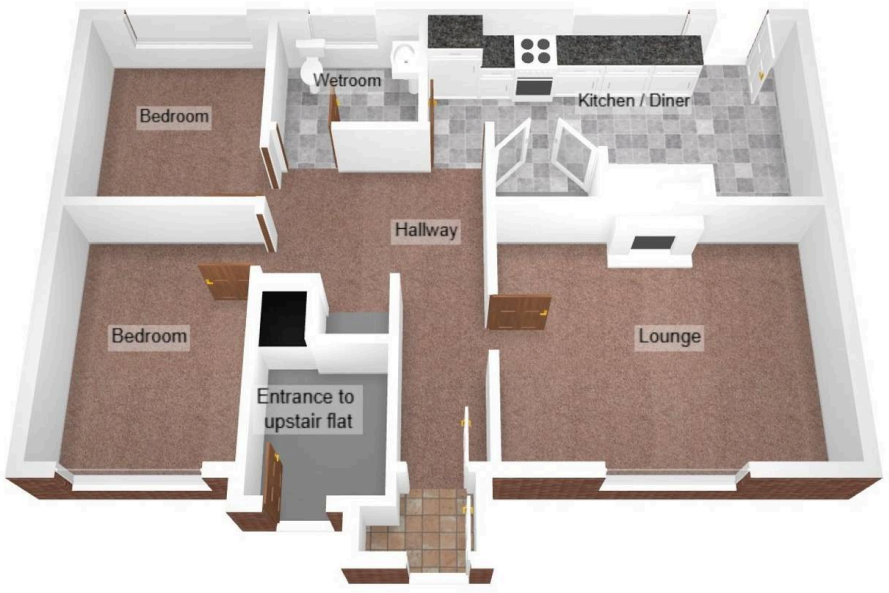
3.56m x 2.84m (11' 8" x 9' 4") Window to the rear, radiator, emulsioned walls and fitted carpet.

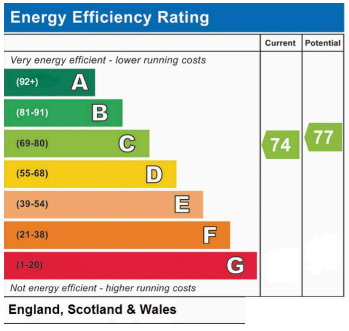
Shower Room

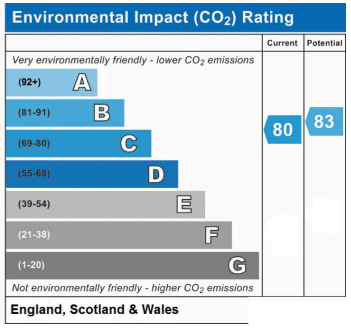
1.73m x 1.94m (5' 8" x 6' 4") Three piece suite comprising low level WC wall mounted wash hand basin and shower unit with electric mains attachment. Window to the rear, radiator, part tiled walls and vinyl flooring.

Outside

Lawned area to the front with path leading to the front door. Rear garden with paved patio area, retaining fencing, lawned area and brick wall to the rear. Gated access to the side. Brick built storage shed.


Wetroom
Kitchen / Diner
Bedroom
Hallway
Bedroom
Lounge
Entrance to
upstair flat


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
74
77
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
80
83
England, Scotland & Wales



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