

**Payton
Jewell
Caines**



5 Burke Avenue, Port Talbot – SA12 6BB
Port Talbot

£92,000



5 Burke Avenue

Port Talbot

Spacious two bedroom first floor flat located in the Little Warren area close to Aberavon sea front, local schools, shops, amenities and transport links. The property requires a little modernisation throughout but is spacious and will provide a lovely home. The property benefits from two double bedrooms, spacious lounge and is sold with no ongoing chain.

- Two Double Bedroom First Floor Flat
- Spacious Lounge
- Kitchen/Diner
- Share Of Freehold
- No Ongoing Chain
- Council Tax A
- Steel frame construction



As this property is of steel-frame construction, we recommend speaking with your mortgage adviser to confirm that your chosen lender is able to lend on this type of property. If you require assistance, our mortgage adviser is available to provide guidance.



Entrance

Entrance Via PVCu part glazed door with fitted Venetian blind into hallway finished with stippled ceiling, pendant light, aertexes walls and laminate flooring. Stairs with fitted carpet to accommodation.

Entrance Hall

Papered and coved ceiling, pendant light, access to loft, papered walls with dado rail, radiator and fitted carpet. Doors leading off.

Lounge

3.48m x 5.46m (11' 5" x 17' 11") Papered and coved ceiling, pendant light and ceiling rose, emulsioned walls, PVCu single glazed windows overlooking the front and the side of the property with net curtain and curtain pole, radiator, laminate flooring. Wall mounted gas fire with marble hearth and wooden painted fire surround.

Kitchen/Diner

2.83m x 5.31m (9' 3" x 17' 5") Papered and coved ceiling, spotlight fitting, papered walls with dado rail, PVCu single glazed windows overlooking the side and rear of the property with net curtain, curtains and curtain pole, radiator and fitted carpet leading on to vinyl flooring. A range of white wall and base units with complementary laminate work surface. One and a half stainless steel sink and drainer with chrome mixer tap. Freestanding gas cooker and washing machine. Space for upright fridge/freezer. Built in storage cupboard. Cupboard housing gas fired combination boiler.



Bedroom 1

3.52m x 4.53m (11' 7" x 14' 10") Stippled ceiling, pendant light, papered walls, PVCu single glazed window overlooking the front of the property with net curtain, curtain and curtain pole, radiator and fitted carpet. Built in storage cupboard.

Bedroom 2

2.83m x 3.57m (9' 3" x 11' 9") Emulsioned and coved ceiling, pendant light, emulsioned walls with dado rail and papered wall below, PVCu single glazed window overlooking the rear with fitted Venetian blind, curtain and curtain pole, radiator and fitted carpet.

Bathroom

1.74m x 2.06m (5' 9" x 6' 9") Stippled ceiling, flush light fitting, emulsioned walls with ceramic tiling to splash back areas, PVCu frosted single glazed window overlooking the rear with fitted roller blind, radiator and ceramic tiled flooring. Three piece suite in white comprising WC, pedestal wash hand basin with chrome mixer tap and bath with chrome mixer tap and wall mounted Triton electric shower with glass shower screen.

Garden

Stone path and wooden gate leading to the front door. Layby to the front providing off road parking for residents.

The rear garden is accessed by wooden gate at the side of the property and is bounded on three sides by block wall and wood fence. Laid mainly to lawn with a central path and some planting of shrubs. Two original build storage sheds.





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