



NO PARKING  
BEHIND  
BUS  
STOP

St. Helier Drive, Port Talbot, Neath Port  
Talbot. SA12 7AS

Offers Over £80,000

**PCJ** PAYTON  
JEWELL  
CAINES

# St. Helier Drive, Port Talbot, Neath Port Talbot. SA12 7AS

Available for sale with NO ONGOING CHAIN this ground floor flat is ideally located within EASY ACCESS of local shops and amenities. The property has been recently MODERNISED and would be an ideal purchase for first time buyers or anyone looking for an INVESTMENT OPPORTUNITY.

## Offers Over £80,000 - Leasehold

- Two bedroom ground floor flat
- Shower room
- Lounge
- Communal rear courtyard
- Allocated parking space



## DESCRIPTION

This ground floor flat would be an ideal purchase for anyone who is looking to downsize or for a first time buyer. The property is located within the popular residential area of Sandfields with good road and bus links available to nearby shops, Port Talbot town centre and Aberavon beach.

Accommodation briefly comprises entrance hall, lounge, kitchen, shower room and two bedrooms.

Externally there is a communal courtyard to the rear with two storage sheds and an allocated parking space.

## ENTRANCE HALL

Via Composite door. Ceiling rose. Built-in storage cupboard. Radiator. Laminate flooring.

## BEDROOM 2 (10' 7" x 7' 9") or (3.22m x 2.35m)

Ceiling rose. PVCu double glazed window overlooking the rear. Radiator. Fitted carpet.

## BEDROOM 1 (14' 5" x 10' 10") or (4.40m x 3.29m)

PVCu double glazed window overlooking the front. Radiator. Fitted carpet.

## SHOWER ROOM

PVCu double glazed window overlooking the rear. Three piece suite comprising corner shower with glass screens, pedestal and low level w.c. Vinyl flooring.

## KITCHEN (10' 10" x 9' 7") or (3.31m x 2.93m)

Two double glazed windows overlooking the side and rear. Frosted glass door leading out on to the rear. Wall and base units with coordinating roll edge worktops and ceramic tiling to splashback. Built-in larder cupboard housing a combination boiler. Inset sink and drainer with mixer tap. Vinyl flooring.

## LOUNGE (14' 0" x 10' 10") or (4.26m x 3.31m)


Ceiling rose. Double glazed window overlooking the front. Feature fireplace with electric fire and wood surround. Radiator. Fitted carpet.

## OUTSIDE

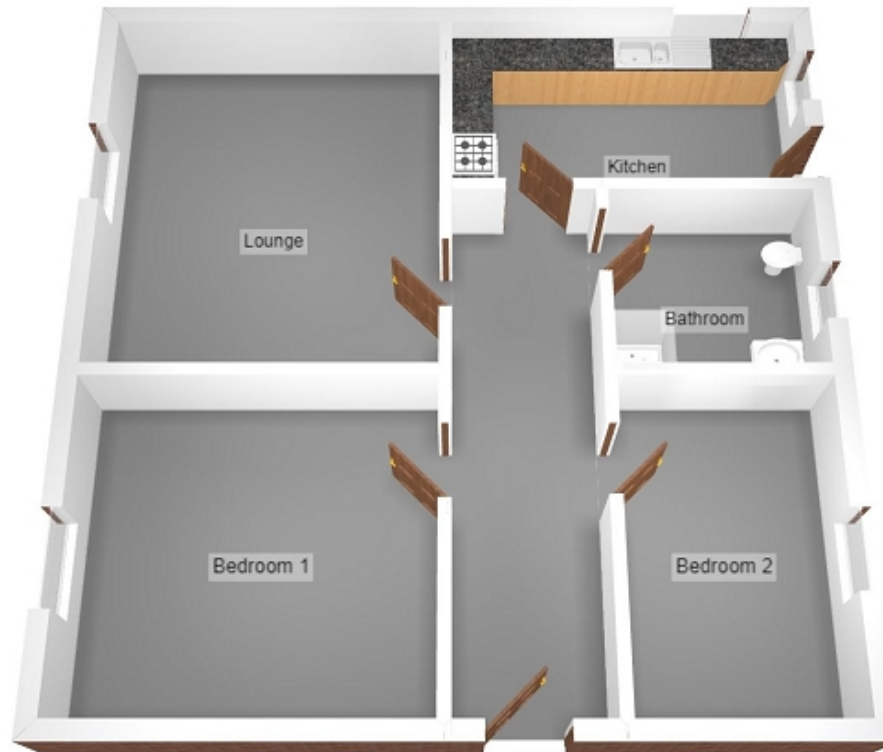
There is an enclosed communal garden to the rear with two storage sheds and and allocated parking space.



# Floorplan & EPC

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