



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

£129,950



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Situated in the popular residential area of Aberavon this TWO BEDROOM MID TERRACE home would be an ideal first time purchase. The property benefits from ground floor, entrance hall, lounge, fitted kitchen. First floor, two bedrooms and shower room. Rear garden. ALLOCATED PARKING.

£129,950

- Two bedroom mid terrace home
- Good sized lounge
- Fitted wardrobes in bedroom 1
- Enclosed rear garden
- Allocated parking space



DESCRIPTION

We are pleased to offer this two bedroom mid-terrace home situated in Aberavon, within walking distance to Aberavon beach, local shops and amenities. Good links to M4 corridor. Accommodation briefly comprises to ground floor entrance hallway, lounge and kitchen. To first floor two bedrooms and bathroom. To the outside open plan front with designated car park space. To the rear enclosed and bounded with laid to lawn and patio areas.

ENTRANCE HALL

Access via PVCu front door. Textured ceiling. Emulsioned walls. Radiator. Fitted carpet. Staircase to first floor.

LOUNGE (16' 8" x 11' 10") or (5.09m x 3.61m)

Stippled ceiling. Emulsioned walls. Front facing double glazed PVCu window. Wooden fire surround with marble hearth and fire surround with onset electric fire. Two sets of radiators. Fitted carpet. Door leading to:

KITCHEN (11' 8" x 7' 9") or (3.55m x 2.36m)

Stippled ceiling. Half emulsioned half tiled walls. Rear facing double glazed PVCu window. A range of wall and base units in white high gloss with complimentary work surfaces. Electric cooker point. Plumbing for automatic washing machine. Space for fridge freezer. Stainless steel single sink and drainer unit with mixer tap. Wall mounted baxi boiler. Radiator. Tiled effect laminate flooring. PVCu door leading to rear garden.

LANDING

Stippled ceiling. Access into attic. Emulsioned walls. Fitted carpet. All doors leading off.

BATHROOM (7' 9" x 4' 10") or (2.37m x 1.47m)

Stippled ceiling. Half emulsioned half tiled walls. Rear facing frosted double glazed PVCu window. Three piece suite comprising low level wc, pedestal wash hand basin and shower cubicle with overhead electric shower. Radiator. Vinyl floor covering.

BEDROOM 1 (13' 9" x 9' 0") or (4.18m x 2.74m)

Stippled ceiling. Emulsioned walls. Front facing double glazed PVCu window. Radiator. Room is fitted with wardrobes with bridging units over bed. Fitted carpet.

BEDROOM 2 (10' 8" x 6' 8") or (3.26m x 2.03m)

Stippled ceiling. Emulsioned walls. Rear facing double glazed PVCu window. Door to airing cupboard. Fitted carpet.


OUTSIDE

The front is open plan with footpath leading to front door. Laid to lawn. Designated off road parking to parking bay.

The rear garden is enclosed and bounded by wood panel fencing. Laid to lawn and paved patio area. Storage shed.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	68	
(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.



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