



Golwg y madjoe, Port Talbot. SA12 6FA

£185,000

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We are pleased to present to the market an opportunity to purchase this Persimmon ground floor new build two bedroom apartment located directly on Aberavon seafront, with beautiful views over the coastline. The property is immaculately presented throughout with open plan living/diner and french doors leading to balcony area. Early viewing highly recommended

£185,000 - Leasehold

- Ground floor two bedroom apartment
- Open plan kitchen/living room
- Spacious accommodation
- Dedicated parking space
- Located on Aberavon beach front
- No ongoing chain



## DESCRIPTION

We are pleased to present to the market an opportunity to purchase this Persimmon new build ground floor two bedroom apartment located directly on Aberavon seafront, with beautiful views over the coastline. The property is immaculately presented throughout with open plan living/diner and french doors leading to balcony area. The property is situated within walking distance to local shops, Sand Rabbit Bar and Grill, The Front public house and restaurant. Easy access to transport links. Early viewing highly recommended

## HALLWAY

Access via composite door. Emulsioned ceiling. Pendant light. Emulsioned walls. Radiator. Wood effect LVT flooring. Built in storage cupboard. Doors leading off. Intercom to front door.

## OPEN PLAN LOUNGE/DINER (16' 1" x 10' 8") or (4.90m x 3.24m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Wood effect LVT flooring. Front facing PVCu double glazed french doors with fitted inset Venetian blinds leading on to balcony area. Front facing PVCu double glazed window with fitted Venetian blinds. Radiator. Opening through into:

## KITCHEN (10' 7" x 6' 8") or (3.23m x 2.04m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Continuation of wood effect LVT flooring. Front facing PVCu double glazed window with Venetian blind. Kitchen is fitted with a range of wall and base cupboards with laminate worktops. One and half stainless steel sink and drainer with mixer tap. Four ring built in electric hob with glass splash back and overhead extractor hood. Built in electric oven. Upright fridge freezer. Integrated washer/dryer. One cupboard housing gas fired combination boiler.

## BEDROOM 1 (11' 4" x 10' 2") or (3.46m x 3.09m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Fitted carpet. Rear facing PVCu double glazed window with Venetian blind. Radiator. Built in floor to ceiling mirrored wardrobes.

## BEDROOM 2 (10' 5" x 9' 6") or (3.17m x 2.90m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Front facing PVCu double glazed window with fitted Venetian blind. Radiator. Fitted carpet.

## BATHROOM (8' 10" x 6' 1") or (2.70m x 1.86m)


Emulsioned ceiling. Flush light fitting. Emulsioned walls. Wall mounted heated towel rail. Rear facing frosted PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite comprising W.C., pedestal wash hand basin and walk in shower with wall mounted shower. Wood effect LVT flooring.

## OUTSIDE

Patio doors leading from lounge to glass balustrade balcony. Direct views of the seafront. One allocated car park space to the rear.



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		
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.



## Awaiting Floorplans

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