

Mariners Quay,
Port Talbot,
Neath Port Talbot.
SA12 6AN

339,950



- Four bedroom mid terraced town house.
- Spectacular views over Swansea Bay.
- Two reception rooms.
- Garage.
- NO ON GOING CHAIN.
- Council Tax D/EPC C.



Ref: PRC68607

Viewing Instructions: Strictly By Appointment Only

General Description

This SPACIOUS mid terrace town house would be an IDEAL FAMILY HOME with accommodation across THREE FLOORS benefiting from EN-SUITE SHOWER to bedroom one. Internal viewing is HIGHLY RECOMMENDED to appreciate and offered with NO ON GOING CHAIN.

Accommodation

Entrance

Access via composite front door leading into hallway.

Hallway

Skimmed ceiling, coving, emulsioned skimmed walls, wood effect laminate flooring and two sets of radiators. Staircase leading to upper floors. Built in storage cupboard and doors leading off.

Reception 1 (9' 8" x 9' 1") or (2.95m x 2.77m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls with one papered feature wall, terra cotta style ceramic floor tiles, radiator and front facing PVCu double glazed window with fitted vertical blinds and curtains.

Downstairs w.c.

Emulsioned skimmed ceiling, extractor fan, half emulsioned skimmed walls, half ceramic wall tiles, terra cotta style ceramic floor tiles and radiator. Room is fitted with a two piece suite comprising of w.c. and pedestal wash hand basin with chrome mixer tap.

Kitchen/Diner (15' 0" x 13' 1") or (4.57m x 4.00m)

Emulsioned skimmed ceiling and walls, ceramic tiles to splash back areas, terra cotta style ceramic floor tiles, radiator and rear facing PVCu French doors fitted with vertical blinds and rear facing PVCu window. Room is fitted with a range of wood effect melamine floor and wall cupboards with laminate work tops. One and a half stainless steel sink and drainer with chrome mixer tap. Built in stainless steel four ring gas hob with overhead extractor hood and light and built in electric oven below. Space for upright fridge/freezer and under counter space for two appliances. Cupboard housing boiler.

First floor landing

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls and fitted carpet. Staircase leading up to second floor accommodation and doors leading off.

Reception 2 (14' 11" x 11' 10") or (4.55m x 3.60m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls, wood effect laminate flooring, and two sets of radiators and two front facing PVCu double glazed windows with fitted vertical blinds and curtains offering spectacular views over the beach front.

Bedroom 1 (9' 9" x 8' 11") or (2.96m x 2.72m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls, fitted carpet, radiator and rear facing PVCu double glazed window with fitted vertical blinds and curtains. Built in double door wardrobe and door leading into en-suite.

En Suite

Emulsioned skimmed ceiling, emulsioned skimmed walls, ceramic tiles to splash back areas, vinyl flooring, radiator and rear facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising of w.c. and pedestal wash hand basin with chrome mixer tap, corner shower cubicle with wall mounted shower and glass bi-fold doors.

2nd floor accommodation

Emulsioned skimmed ceiling, coving, radiator and fitted carpet. Built in airing cupboard housing the water back. Doors leading off.

Bedroom 2 (11' 11" x 8' 0") or (3.63m x 2.44m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls, wood effect laminate flooring, radiator and front facing PVCu double glazed window with fitted vertical blinds and curtains. Built in double door wardrobe.

Bedroom 3 (9' 9" x 8' 0") or (2.97m x 2.44m)

Emulsioned skimmed ceiling, loft access hatch, coving, emulsioned skimmed walls with one papered feature wall, wood effect laminate flooring, radiator and rear facing PVCu double glazed window with fitted vertical blinds and curtains. Built in double door wardrobe.

Bedroom 4 (9' 0" x 6' 7") or (2.74m x 2.00m)

Emulsioned skimmed ceiling, coving, emulsioned skimmed walls with one papered feature wall, wood effect laminate flooring, radiator and front facing PVCu double glazed window with fitted vertical blinds and curtains.

Family bathroom (6' 2" x 5' 6") or (1.89m x 1.68m)

Emulsioned skimmed ceiling, emulsioned skimmed walls, ceramic tiles to splash back areas, vinyl flooring, radiator and rear facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising of w.c. and pedestal wash hand basin with chrome mixer tap, bath with chrome mixer tap with shower attachment and shower curtain.

Outside

Front garden is low maintenance and laid to gravel with iron rails and brick pillars.

Rear garden is low maintenance and bounded on two sides by wooden fencing and third by wall. Garden is laid with pavers and path leading to rear lane access gate. Part glazed PVCu door leading into garage.

Garage

Accessed via a part glazed PVCu door and traditional up and over door.

Notes

We have been informed by the vendor that the property is held freehold but we have not inspected the title deeds.

Services

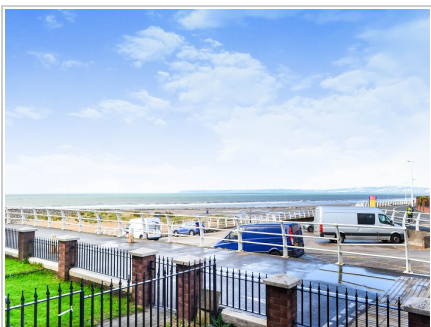
EPC Rating:79

Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. Floorplans are for illustrative purposes only. These details are issued on the strict understanding that any negotiations in respect of the property name herein are conducted through PJC Homes.