



Jersey Quay, Port Talbot, Neath Port Talbot.  
SA12 6QN

£148,000



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We are pleased to offer this front line TWO BEDROOM FIRST FLOOR APARTMENT situated on ABERAVON BEACH FRONT, with beautiful views across the bay. Close to local shops, amenities and schools. Good transport links to the town centre. Ideal for first time buy or if your looking to downsize.

£148,000

- Two bedroom first floor apartment
- Spectacular views over Swansea bay
- Open plan kitchen/lounge
- Spacious throughout
- Allocated car park space
- EPC B



## DESCRIPTION

Situated on Aberavon seafront this front line FIRST FLOOR apartment benefits from TWO DOUBLE bedrooms, OPEN PLAN lounge/kitchen and ALLOCATED PARKING for one vehicle. With extensive SEA VIEWS from the front elevation.

Accommodation briefly comprises hallway, open plan lounge/kitchen, two bedrooms and a bathroom.

## HALLWAY

Access via front door. Skimmed ceiling. Inset spotlights. Emulsioned walls. Built-in storage cupboard housing water tank. Wall mounted intercom. Wall mounted electric heater. Fitted carpet. All doors leading off.

## LOUNGE AREA (13' 11" x 13' 0") or (4.23m x 3.95m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Front facing double glazed PVCu window with vertical fitted blinds. Wall mounted electric heater. Fitted carpet. Double glazed PVCu sliding door leading onto the balcony. Open plan into kitchen area:

## KITCHEN (11' 9" x 7' 11") or (3.57m x 2.42m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Front facing double glazed PVCu window. Kitchen is fitted with a range of wood effect melamine floor and wall cupboards with laminate work tops. Round stainless sink and drainer with mixer tap. Built in stainless steel electric hob with stainless steel splashback. Built-in electric oven below with overhead extractor hood. Integrated washer/dryer. Integrated dish washer. Laminate floor tiles.

## BEDROOM 1 (12' 6" x 10' 11") or (3.80m x 3.32m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Rear facing double glazed PVCu window. Wall mounted electric heater. Fitted carpet.

## BEDROOM 2 (11' 3" x 10' 10") or (3.43m x 3.31m)


Skimmed ceiling. Inset spotlights. Emulsioned walls. Rear facing double glazed PVCu window. Wall mounted electric heater. Fitted wardrobes. Fitted carpet.

## BATHROOM (6' 4" x 5' 10") or (1.93m x 1.78m)

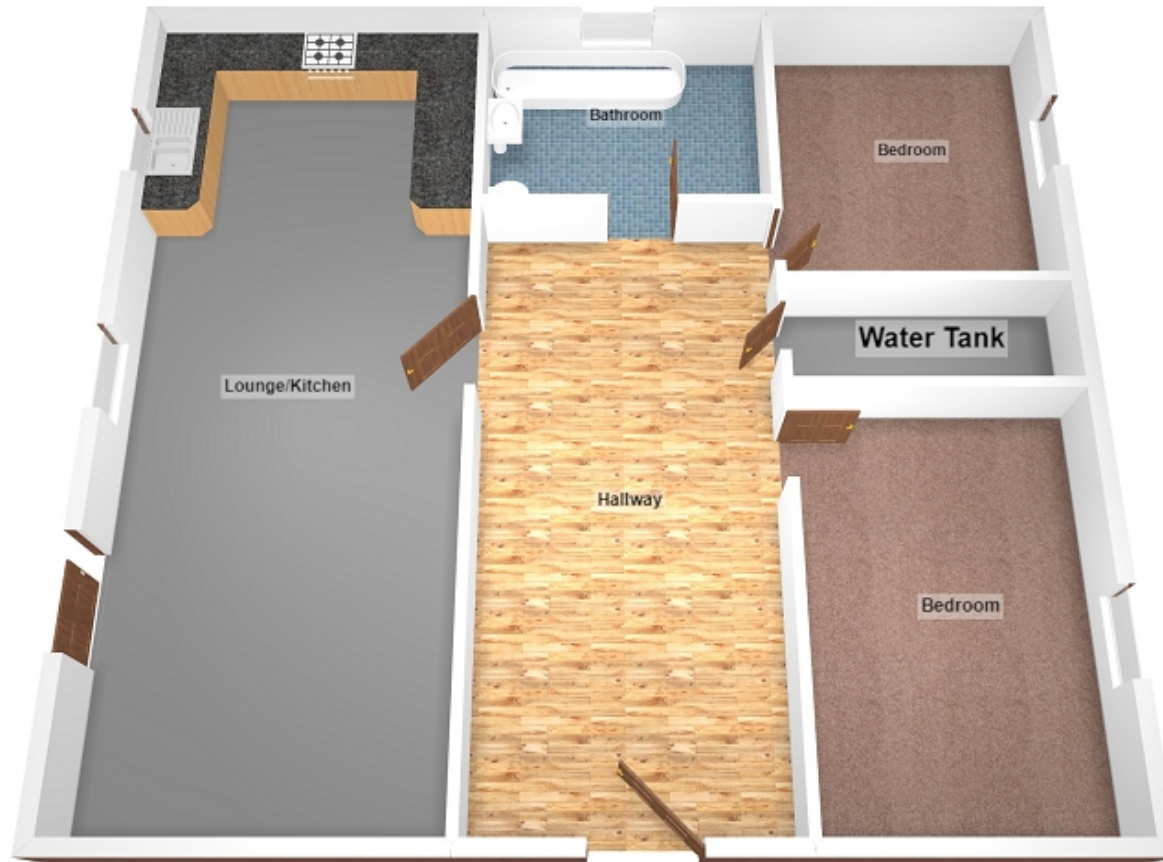
Skimmed ceiling. Inset spotlights. Emulsioned walls with tiles to bath area. Side facing frosted double glazed PVCu window. Wall mounted heated towel rail. Room is fitted with a three piece suite comprising w.c., wash hand basin set within vanity unit and P shaped bath with wall mounted shower and curved screen. Vinyl flooring.



# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	81	83
(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.



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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