

Payton
Jewell
Caines



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

£220,000

PJC PAYTON
JEWELL
CAINES

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Pleased to present to the market this three bedroom semi-detached modern family home situated on the front of Aberavon beach. With good road access to Port Talbot town centre with all amenities and facilities, close to local schools. ONGOING CHAIN

£220,000 - Freehold

- Refurbished kitchen
- Downstairs WC
- Master with en-suite
- Off road parking and single garage
- Summer house
- Council Tax C/ EPC -C



DESCRIPTION

Viewing highly recommended to fully appreciate this three bedroom semi-detached modern family home. Situated on the front of Aberavon beach with close access to the promenade served with local cafes, public restaurants and bars. Good road access to Port Talbot town centre with all amenities and facilities, close to local schools, bus and train station. ONGOING CHAIN.

Property briefly comprises of lounge, kitchen/diner, downstairs WC, three bedrooms one with en-suite and family bathroom.

Externally there is front and rear gardens with off road parking for several vehicles and garage.

ENTRANCE

Access via composite front door into entrance hall. Skimmed ceiling with inset ceiling lights. Emulsioned walls. Radiator. Fitted carpet around the door area. Solid wood flooring. Understair storage. Staircase to first floor accommodation with fitted carpet and spindle balustrade. Doors leading off.

W.C.

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. Low level WC. Hand basin set within vanity unit and matching side wall units, in white high gloss and worktops. Tiles to splash back area. PVCu frosted double glazed window to front.

RECEPTION (13' 0" x 9' 11") or (3.97m x 3.02m)

Skimmed ceiling. Emulsioned walls. Continuation of the solid wood flooring. Radiator. Focal point of the room is the wooden fire surround. Marble hearth and back plate with onset electric fire. Recess walls with wall light facilities. PVCu double glazed window to front of property with fitted wooden window shutters.

KITCHEN/DINER (18' 6" x 10' 1") or (5.65m x 3.08m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Three pendant lights over breakfast bar area. Solid wood flooring. Kitchen has been completely refurbished to a modern standard comprising wall and base units. Complementary granite worktops and matching upstands. Single bowl with modern mixer tap. Induction electric hob and extractor hood. One wall cupboard is housing the combination boiler. Breakfast bar area. Plinth heater and lights. Wine cooler fridge. Integrated washing machine and dishwasher. Space for fridge/freezer. Built in double oven and combination microwave. Pullout larder cupboard. PVCu double glazed window with wooden shutters to rear. PVCu double glazed french doors with built in pleated perfect fit blinds to rear garden.

LANDING

Skimmed ceiling. Pendant light. Emulsioned walls. Fitted carpet. Spindle balustrade. Access into attic with pull down ladder and partly boarded. Doors leading off.

FAMILY BATHROOM (8' 6" x 4' 5") or (2.60m x 1.34m)

Skimmed Ceiling. Emulsioned walls. Tiled splashback areas. Fully tiled to bath. Laminate flooring. Radiator. Three piece suite in white comprising of low level WC. Hand basin set within vanity unit with wall mounted mirror and chrome hot and cold mixer tap. Jacuzzi bath with telephone style mixer shower tap. Shower screen. PVCu frosted double glazed window to front of property



BEDROOM 1 (13' 5" x 9' 9") or (4.08m x 2.98m)

Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. Built in three door wardrobe. Door to en-suite. PVCu double glazed window to rear of property with fitted wooden shutters.

EN-SUITE

Skimmed ceiling. Emulsioned walls. laminate flooring. Three piece suite in white comprising of low level WC. Pedestal wash hand basin. Tiles to splash back area. Shower cubical which is fully tiled with mains fed shower. Chrome towel rail heater. Extractor fan.

BEDROOM 2 (10' 2" x 8' 6") or (3.09m x 2.60m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window facing rear of property with fitted wooden shutters.

BEDROOM 3 (9' 9" x 7' 7") or (2.98m x 2.31m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window facing front of property with fitted wooden shutters.

FRONT GARDEN

Open plan with path to front door. Astroturf with stone gravel borders. Off road parking for several vehicles. Single garage access via up and over doors.

GARAGE

Up and over door leading into garage. Courtesy door leading to rear garden. Tiled and pitch roof. Power installed.

REAR GARDEN

Enclosed and bounded on three sides by wood panel fencing. Astroturf and landscape garden. Patio areas ideal for garden furniture. Stone gravel borders. Storage area behind garage, ideal for recycling bins etc. Summer house with power installed. Sun awning. Outside tap and lighting.


NOTE

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



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	74	
(55-68) D		
(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.



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.



www.pjchomes.co.uk

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