



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

£339,950

PCJ PAYTON
JEWELL
CAINES

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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.

£339,950 - Freehold

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



DESCRIPTION

We are pleased to offer this four bedroom mid terrace town house boasting spectacular views over to Swansea bay. Property benefits from PVCu windows and doors throughout. Ideally situated on Aberavon beach front and located within close proximity to local schools, shops, amenities and good transport links.

Accommodation briefly comprises of two reception rooms, downstairs w.c. kitchen/diner, four bedrooms, ensuite to one bedroom and family bathroom.

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.



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		90
(69-80) C	79	
(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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