



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

£115,000

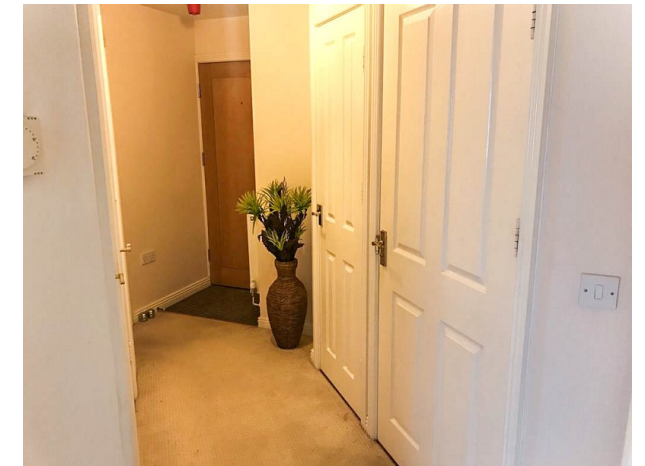


Mariners Quay, Port Talbot, Neath Port Talbot. SA12 6AN

We are pleased to offer this TWO BEDROOM APARTMENT located on Aberavon beach front with views as far as Mumbles. Property is located close to local schools, shops and amenities. VIEWING IS HIGHLY RECOMMENDED

£115,000 - Leasehold

- Two bedroom apartment.
- Sea views across to Mumbles and Swansea Bay.
- Allocated parking.
- Spacious throughout.
- Council Tax C.



DESCRIPTION

We are pleased to offer this two bedroom apartment with amazing sea views. The apartment is situated close to local schools, shops and amenities.

Accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and bathroom.

ENTRANCE

Via a secured door, with intercom, into communal entrance hall, staircase to first floor where apartment can be found.

ENTRANCE HALL

Access via wooden door. Skimmed ceiling. Emulsioned walls. Radiator. Two storage cupboards with shelving and one with a radiator. Fitted carpet. All doors leading off.

LOUNGE (14' 11" x 11' 4") or (4.54m x 3.46m)

Skimmed ceiling. Coving. Emulsioned walls. Three double glazed PVCu windows. One overlooking the front and the other to the side of property. Radiator. Fitted carpet.

KITCHEN (11' 6" x 7' 4") or (3.50m x 2.23m)

Skimmed ceiling. Emulsioned walls. Double glazed PVCu window to rear overlooking car park area. A range of wall and floor base units with complimentary work surfaces and matching upstands. Stainless steel single sink unit with mixer tap. Built in electric oven. Gas hob and extractor hood. One wall cupboard housing combi boiler. Built-in washer/dryer. Space for fridge freezer. Radiator. Tiled flooring.

BEDROOM 1 (14' 0" x 11' 0") or (4.26m x 3.36m)

Skimmed ceiling. Coving. Emulsioned walls. Two double glazed PVCu window to front. Radiator. Built-in double door wardrobes. Fitted carpet

BEDROOM 2 (10' 10" x 7' 3") or (3.29m x 2.22m)


Skimmed ceiling. Coving. Emulsioned walls. Double glazed PVCu window to front. Radiator. Fitted carpet.

BATHROOM (11' 6" x 7' 5") or (3.50m x 2.27m)

Skimmed ceiling. Half emulsioned half tiled walls. Frosted double glazed PVCu window to the rear. Four piece suite comprising low level WC, pedestal wash hand basin, panelled bath and shower cubicle, which is fully tiled and mains fed shower. White towel rail holder. Tiled flooring.



Floorplan & EPC

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



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