



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

£140,000



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EXTENSIVE SEA VIEWS! Offered for sale with no ONGOING CHAIN this modern TWO BEDROOM APARTMENT would be an ideal purchase for anyone wanting to downsize or investment. The property is situated on Aberavon seafront and is within easy access of local shops, amenities and restaurants. VIEWING IS HIGHLY RECOMMENDED.

£140,000 - Leasehold

- Two bedroom upper floor apartment
- Kitchen/diner
- Spectacular seafront views
- Two allocated parking spaces
- NO ONGOING CHAIN
- Council Tax C/EPC C



DESCRIPTION

We are pleased to welcome to the market this beautifully presented upper floor TWO BEDROOM APARTMENT situated on Aberavon seafront boasting spectacular views of Swansea Bay to Mumbles point. Property benefits from PVCu double glazing and two allocated parking spaces.

Accommodation briefly comprises hallway, lounge, kitchen/diner, family bathroom and two bedrooms.

Externally there are two allocated parking spaces.

ENTRANCE

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

HALLWAY

Skimmed ceiling. Flush light fitting. Emulsioned walls. Wood effect laminate floor. Radiator. Two built in storage cupboards. Doors leading off.

LOUNGE (15' 1" x 11' 5") or (4.59m x 3.49m)

Skimmed ceiling. Emulsioned walls. Wood effect laminate floor. Two PVCu double glazed windows to front and side of property with fitted roller blind offering spectacular seafront views over Swansea Bay right across to Mumbles point. Radiator. Intercom phone to main front door access.

KITCHEN/DINER (15' 3" x 7' 7") or (4.64m x 2.31m)

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate floor. Dual aspect PVCu double glazed windows fitted with roller blinds. Room is fitted with a range of wood effect melamine wall and base units with complementary work surfaces. Stainless steel sink and drainer with chrome hot and cold mixer tap. Built in stainless steel four ring gas hob and electric oven built in below with stainless steel overhead extractor hood. Stainless steel splash back. Integrated washing machine. Space for upright fridge freezer. Cupboard housing gas combination boiler. Space for bistro dining table and chairs.

BEDROOM 1 (12' 9" x 8' 7") or (3.89m x 2.62m)

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate flooring. PVCu double glazed french doors to front of property with Juliet balcony offering spectacular views over Swansea Bay to Mumbles point. Two built in wardrobes.

BEDROOM 2 (8' 6" x 7' 7") or (2.60m x 2.30m)

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect laminate flooring. PVCu double glazed window to front of property offering beachfront views.

FAMILY BATHROOM (9' 7" x 8' 2") or (2.92m x 2.50m)

Skimmed ceiling. Half emulsioned half ceramic tiles to walls. Ceramic floor tiles. Frosted PVCu double glazed window to the front of property. Radiator. Room is fitted with a four piece suite comprising w.c., pedestal wash hand basin with chrome hot and cold mixer tap, panelled bath with hot and cold mixer tap, built in shower cubicle with ceramic walls tiles, white shower tray, wall mounted shower and bi-fold doors.




NOTE

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

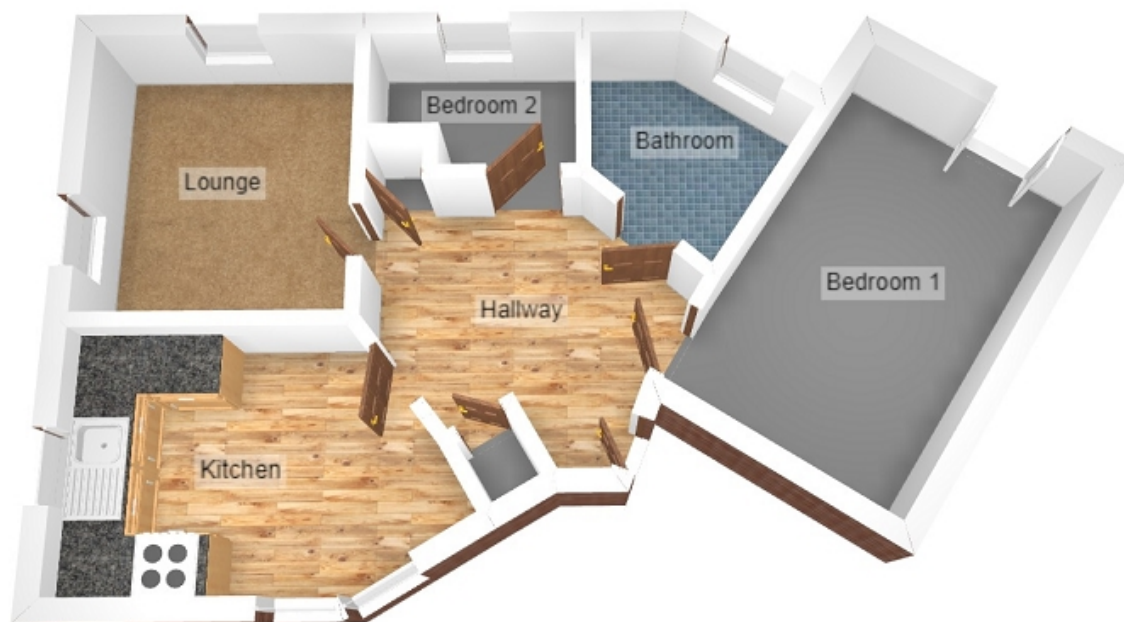


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	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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