



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

£148,000



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

A very nicely presented TWO BEDROOM TOP FLOOR APARTMENT fronting ABERAVON SEA FRONT AND PROMENADE and boasting panoramic views. This MODERN APARTMENT offers NO ONGOING CHAIN with open plan living and balcony. Viewing highly recommended to be fully appreciate and ideal for FIRST TIME BUYERS or INVESTORS.

£148,000 - Leasehold

- Two bedroom top floor apartment
- Open plan lounge and kitchen
- Fitted bathroom suite
- Allocated parking
- Balcony with un spoilt beach views
- Leasehold
- Council Tax C



DESCRIPTION

A very nicely presented TWO BEDROOM TOP FLOOR APARTMENT fronting ABERAVON SEA FRONT AND PROMENADE and boasting panoramic views. This MODERN APARTMENT offers NO ONGOING CHAIN with open plan living and balcony. Viewing highly recommended to be fully appreciate and ideal for FIRST TIME BUYERS or INVESTORS.

Accommodation briefly comprises Entrance Hall, Open plan lounge and kitchen, two double bedrooms and bathroom. Superb balcony overlooking Aberavon Beach. Allocated parking.

ENTRANCE

Via communal entrance with staircase to top floor.

ENTRANCE HALL

Via front door into entrance hall. Skimmed ceiling and walls. Fitted carpet. Electric heater. Cupboard housing hot water tank. All doors leading off.

LOUNGE/DINER/KITCHEN (19' 11" x 13' 11") or (6.07m x 4.23m)

Emulsioned ceiling with inset spot lights. Emulsioned walls. Fitted carpet to lounge area. Electric storage heater. PVCu double glazed patio doors onto balcony, giving open panoramic views over sea front and promenade. Kitchen is fitted with wall and base units. Complementary work surfaces. Single drainer sink unit. Plumbing for automatic washing machine and dishwasher. Laminate flooring. Space for fridge/freezer. Ample space for dining table and chairs. Two PVCu double glazed windows to front elevation.

BATHROOM (6' 5" x 5' 10") or (1.96m x 1.79m)

Skimmed ceiling. Emulsioned walls. Three piece suite in white comprising pedestal wash hand basin set within vanity unit, low level w.c., panelled shower bath with over head shower and shower screen. Tiled splashback areas and fully tiled to bath area. PVCu double glazed window to side elevation. Electric towel rail heater. Vinyl floor covering.

BEDROOM 1 (12' 6" x 10' 10") or (3.80m x 3.31m)

Skimmed ceiling with inset lights. Emulsioned walls. Fitted carpet. Electric heater. PVCu double glazed window to rear.

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

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Electric heater. Fitted carpet. PVCu double glazed window to rear.

OUTSIDE

Allocated parking for one vehicle.



NOTES

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


Length of Lease: 99 years.

Ground rent: £125 Per annum.

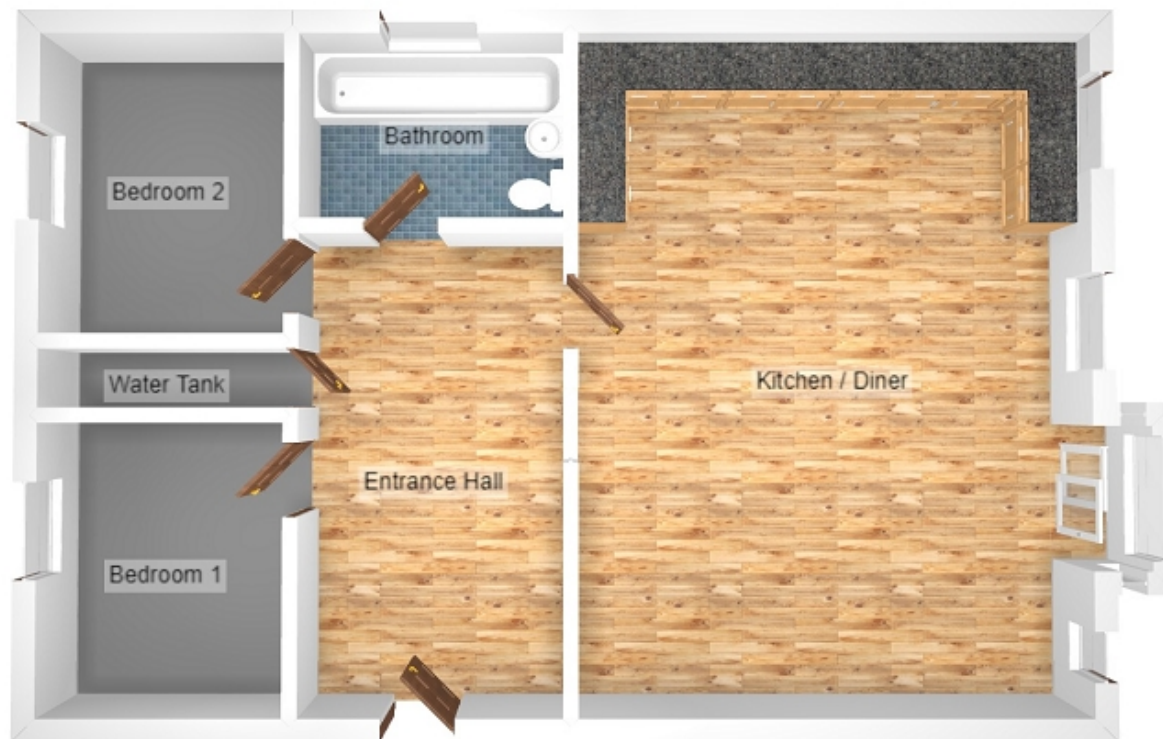
Service charge: £163 per calendar month.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		71
(55-68) D	65	
(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

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk