



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

£329,950



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We welcome to the open market this SUPERB FOUR BEDROOM TOWN HOUSE positioned adjacent to the PROMENADE boasting PANORAMIC VIEWS OF ABERAVON BEACH AND ACROSS TO MUMBLES POINT. This most attractive TOWN HOUSE offers spacious living accommodation over three levels and with the beach on your doorstep. PORT TALBOT TOWN is within easy access for all its AMENITIES AND FACILITIES, local schools close by and a variety of public houses/ restaurants are within walking distance. EARLY VIEWING IS HIGHLY RECOMMENDED to be fully appreciated and can be offered with NO ON GOING CHAIN.

£329,950 - Freehold

- FRONTLINE BEACHFRONT POSITION
- Two reception rooms



DESCRIPTION

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Accommodation briefly comprises; Entrance hall, Cloakroom, Reception/snug room, Kitchen/dining room. First floor, Main lounge, Master bedroom with ensuite. Second floor, Family bathroom and Three bedrooms. Outside front forecourt and enclosed rear garden. Single garage and parking for one vehicle.

ENTRANCE

Access via PVCu double glazed front door into :

ENTRANCE PORCH/HALLWAY

Skimmed ceiling and coved. Emulsioned walls. Laminate flooring. Radiator. Archway into entrance hall with continuation of laminate flooring. Radiator. Storage cupboard. Staircase with under stair storage cupboard, newly fitted carpet and spindled balustrade to first floor.

CLOAK ROOM (4' 6" x 3' 10") or (1.37m x 1.17m)

Skimmed ceiling. Half emulsioned and half tiled walls. Laminate flooring. Radiator. Two piece suite comprising low level w.c. and pedestal wash hand basin. Extractor fan.

LOUNGE (9' 9" x 9' 1") or (2.98m x 2.77m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Newly fitted carpet. PVCu double glazed window to front elevation boasting uninterrupted views over Aberavon beach and towards Mumbles Point.

KITCHEN/DINING ROOM (14' 10" x 12' 8") or (4.52m x 3.86m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Laminate flooring. PVCu double glazed french doors to rear garden. Kitchen is refurbished with wall and base units, complementary work surfaces and matching splash backs. One and half bowl sink with single drainer and mixer taps. Integral dishwasher, four ring gas hob with chrome splash back, extractor hood, split level electric oven with space above for microwave. One cupboard housing gas boiler. Breakfast bar area with cupboard space and plumbing for automatic washing machine and space for tumble dryer. PVCu double glazed window to rear elevation.

FIRST FLOOR LANDING

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. Spindled balustrade. Further staircase to second floor and open plan to under stairs area. All doors leading off:

RECEPTION 1 (14' 11" x 12' 0") or (4.54m x 3.66m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Two radiators. Two PVCu double glazed windows to front elevation boasting panoramic views of Aberavon beach seafront and towards Mumbles Point.



MASTER BEDROOM (12' 10" x 9' 9") or (3.92m x 2.96m)

Skimmed ceiling and coved. Emulsioned walls. Newly fitted carpet. Radiator. Built - in double door wardrobe. PVCu double glazed window to rear elevation. Door into:

EN-SUITE (6' 4" x 5' 9") or (1.93m x 1.75m)

Skimmed ceiling. Emulsioned and tiled walls, fully tiled to shower cubicle. Radiator. Vinyl floor covering. Three piece suite comprising low level w.c., pedestal wash hand basin and shower cubicle with main fed shower. Shaver point and extractor fan. PVCu frosted double glazed window to rear elevation.

SECOND FLOOR LANDING

Skimmed and coved ceiling. Emulsioned walls. Spindled balustrade. Newly fitted carpet. Airing cupboard housing hot water tank. All doors leading off.

FAMILY BATHROOM (6' 7" x 5' 7") or (2.01m x 1.70m)

Skimmed ceiling. Emulsioned walls. Radiator. Vinyl floor covering. Shaver point. Extractor fan. Three piece suite in white comprising low level w.c., pedestal wash basin with half tiled walls and panelled bath with mixer shower tap and fully tiled to bath area. PVCu frosted double glazed window to rear elevation.

BEDROOM 2 (12' 6" x 8' 0") or (3.81m x 2.43m)

Skimmed and coved ceiling. Emulsioned walls. Radiator. Newly fitted carpet. Built-in double door wardrobe. PVCu double glazed window to front elevation boasting panoramic views of Aberavon Beach and towards Mumbles Point.

BEDROOM 3 (9' 8" x 8' 0") or (2.95m x 2.43m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. Built in double door wardrobe. Access into attic, via pull down ladder, insulated and fully boarded. PVCu double glazed window to rear elevation.

BEDROOM 4 (9' 0" x 6' 8") or (2.75m x 2.02m)

Skimmed and coved ceiling. Emulsioned walls. Newly fitted carpet. Radiator. PVCu double glazed window to front elevation boasting panoramic views over Aberavon Beach and towards Mumbles Point.

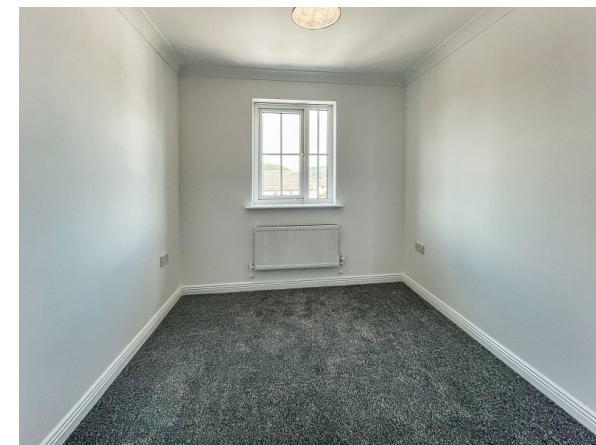
OUTSIDE

Front is enclosed by wall and gate leading into front forecourt and property fronts the promenade.

Rear garden is enclosed and bounded by wood panel fencing. Low maintenance garden with patio and Astroturf borders. Garden shed to remain with electric installed. Gate leading to off road parking and single garage, which is accessible via up and over door.


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		86
(69-80) C	76	
(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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