

Payton
Jewell
Caines



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

Offers In Excess Of
£140,000

 PAYTON
JEWELL
CAINES

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We are pleased to present to the market this two bedroom traditional build first floor flat with spectacular views overlooking Aberavon beach and Swansea bay over to mumbles point. Early viewing is highly recommended to fully appreciate this well presented flat offered with NO ONGOING CHAIN.

Offers In Excess Of £140,000 - Leasehold

- Two bedroom first floor flat
- Open plan living space
- Balcony with spectacular views over the beach
- Allocated parking space
- NO ONGOING CHAIN
- EPC B/Council tax C



DESCRIPTION

We are pleased to present to the market this two bedroom traditional build first floor flat with spectacular views overlooking Aberavon beach and Swansea bay over to mumbles point. This property benefits from close access to local shops, Tywyn Primary School, amenities and transport links. Early viewing is highly recommended to fully appreciate this well presented flat offered with NO ONGOING CHAIN.

Accommodation briefly comprises entrance hall, open plan lounge and kitchen, two double bedrooms and bathroom. Balcony directly overlooking Aberavon Beach. Allocated parking.

ENTRANCE

Access via wooden fire door leading into hallway. Emulsioned ceiling. Emulsioned walls. Fitted carpet. Wall mounted electric heater. Built in storage cupboard housing the water tank. Wall mounted intercom. Doors leading off.

LOUNGE/DINER/KITCHEN (19' 8" x 14' 3") or (6.0m x 4.35m)

Emulsioned ceiling with inset spotlights. Emulsioned walls with one papered accent wall. Wood effect laminate flooring. Wall mounted electric heater. Kitchen is fitted with a range of wood effect melamine floor and wall cupboards with laminate worktops. Round stainless steel sink and drainer with mixer tap. Integrated dishwasher and washing machine. Space for upright fridge/freezer. Built in four ring electric hob with built in electric oven below. Two front facing PVCu double glazed windows. PVCu double glazed sliding doors leading onto balcony with spectacular views directly overlooking the beach and across to mumbles point.

BEDROOM 1 (12' 5" x 10' 11") or (3.79m x 3.32m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Fitted carpet. Wall mounted electric heater. Rear facing PVCu double glazed window.

BEDROOM 2 (11' 3" x 10' 8") or (3.43m x 3.24m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Fitted carpet. Wall mounted electric heater. Rear facing PVCu double glazed window.

BATHROOM (6' 4" x 5' 10") or (1.93m x 1.78m)

Emulsioned ceiling with inset spotlights. Emulsioned walls with respatex panels to wet areas and one wall with mirror panels. Vinyl flooring. Wall mounted electric heater. Chrome wall mounted heated towel rail. Room is fitted with a three piece white suite comprising WC, wash hand basin with mixer tap set within vanity unity with laminate work tops, shower cubicle with mains fed shower and glass bi-fold doors.

NOTES

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

Date of Lease: 19/05/2006


Length of Lease: 125 years from 01/01/2005

Ground rent: £125 every 6 months

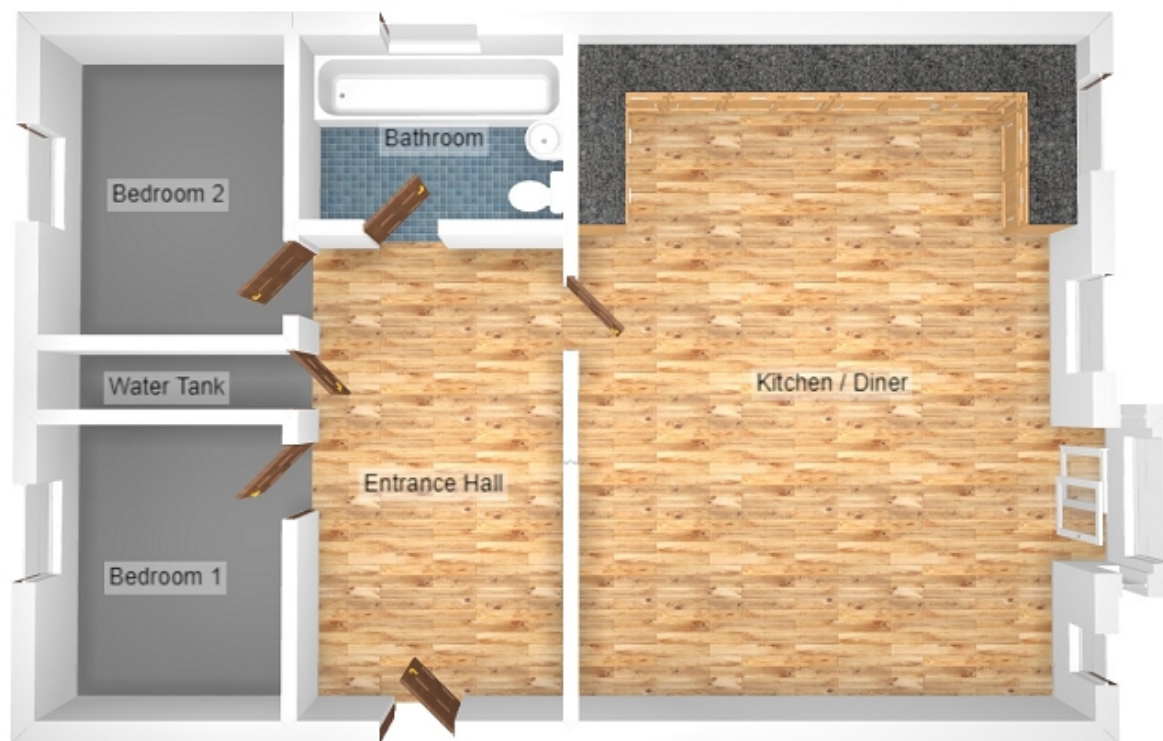
Service charge: £199 per calendar month



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	85	87
(69-80) C		
(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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