



Ocean View, Jersey Marine
Neath, Neath Port Talbot SA10 6JN

Offers in the Region Of £365,000

*****Exclusive with Abbey Residential Agents*****

If you are interested in this home, please call us verbally. Abbey Residential Agents are proud to offer for sale by private treaty, this attractive four-bedroom detached family home in a prestigious modern development nestled in a village location between Neath and Swansea.

This family home was designed and built by David Wilson Homes, the luxury brand of Barratt Homes. We would strongly recommend internal viewing of this executive family home. This home is offered with no onward chain and vacant possession. The property benefits from a high specification modern fitted kitchen/diner with french doors opening into the enclosed private rear garden, gas fired heating and is double glazed. Driveway leading to a detached garage. Ideally situated for the M4 and the A465.

To the ground floor there is an entrance hall, cloakroom, study/sitting room, lounge, modern fitted kitchen/diner and a utility room. To the first floor there is a landing area, four bedrooms, en-suite shower room to the master bedroom and the family bathroom. Externally there are front and rear gardens.

Entrance

via front door into the entrance hall.

Entrance Hall

Plain plastered ceiling, staircase to the first floor, radiator.

Cloakroom

Frosted double glazed window to the side elevation, radiator. A suite consists of pedestal wash hand basin with tiled splash backs, push button toilet. Storage cupboard.

Sitting Room

9' 3" x 7' 7" (2.82m x 2.31m)

Double glazed window to the front elevation, radiator, plain plastered ceiling.

Lounge

18' 9" x 12' 0" (5.71m x 3.65m)

Double glazed bay window to the front elevation, plain plastered ceiling, two radiators.

Kitchen/Diner

15' 4" x 20' 4" (4.67m x 6.19m)

Double glazed window to the rear elevation. Door to the utility room. Double glazed doors opening into the rear garden, plain plastered ceiling. Space for a dining room table and chairs. A range of fitted wall and base units inset stainless steel sink unit, six ring gas hob with splash back above. Under lights to the wall units. Inset oven, extractor fan, integrated dishwasher, integrated fridge/freezer.

Utility Room

8' 3" x 5' 1" (2.51m x 1.55m)

Door into the rear garden. Base units with stainless steel sink unit. Space for a washing machine. Space for a tumble dryer, radiator, Cupboard housing Ideal logic boiler.

First Floor Landing

Double glazed window to the side elevation, plain plastered ceiling, access to the loft, radiator. Cupboard housing tribute. Doors off to the bedrooms and the family bathroom.



Bedroom One

13' 1" x 12' 1" (3.98m x 3.68m)

Double glazed window to the front elevation, plain plastered ceiling, radiator, fitted wardrobes. Door to the en-suite shower room.

En-suite Shower Room

Frosted double glazed window to the side elevation, chrome towel rail. A suite consists of pedestal wash hand basin, push button toilet, partial tiled to walls. Walk in shower cubicle.

Bedroom Two

12' 7" x 10' 3" (3.83m x 3.12m)

Two double glazed windows to the rear elevation, radiator, plain plastered ceiling, fitted wardrobes.

Bedroom Three

9' 4" x 13' 3" (2.84m x 4.04m)

Two double glazed windows to the front elevation, radiator, plain plastered ceiling.

Bedroom Four

10' 2" x 7' 4" (3.10m x 2.23m)

Double glazed window to the rear elevation, radiator, plain plastered ceiling, fitted wardrobes.



Family Bathroom

8' 9" x 7' 4" (2.66m x 2.23m)

Frosted double glazed window to the rear elevation, plain plastered ceiling, extractor fan, chrome towel rail. A suite consists of pedestal wash hand basin, panelled bath, push button toilet, walk in shower cubicle. tiled splash backs.

Garden

To the front there is a low maintenance shingle with railings to the front. To the side there is a driveway leading to the garage. Side gate leading into the rear garden. The rear garden is enclosed with shingle low maintenance and a patio area.

Garage

With up and over door.

Council Tax - E

Tenure - Freehold

Please ask your solicitor to check the tenure.

Energy Performance Certificate



Our assessor is undertaking the EPC report. The previous EPC rating was Energy Rating B.

Viewing by appointment with the selling agents
Please contact ourselves to arrange a viewing.

Disclaimer

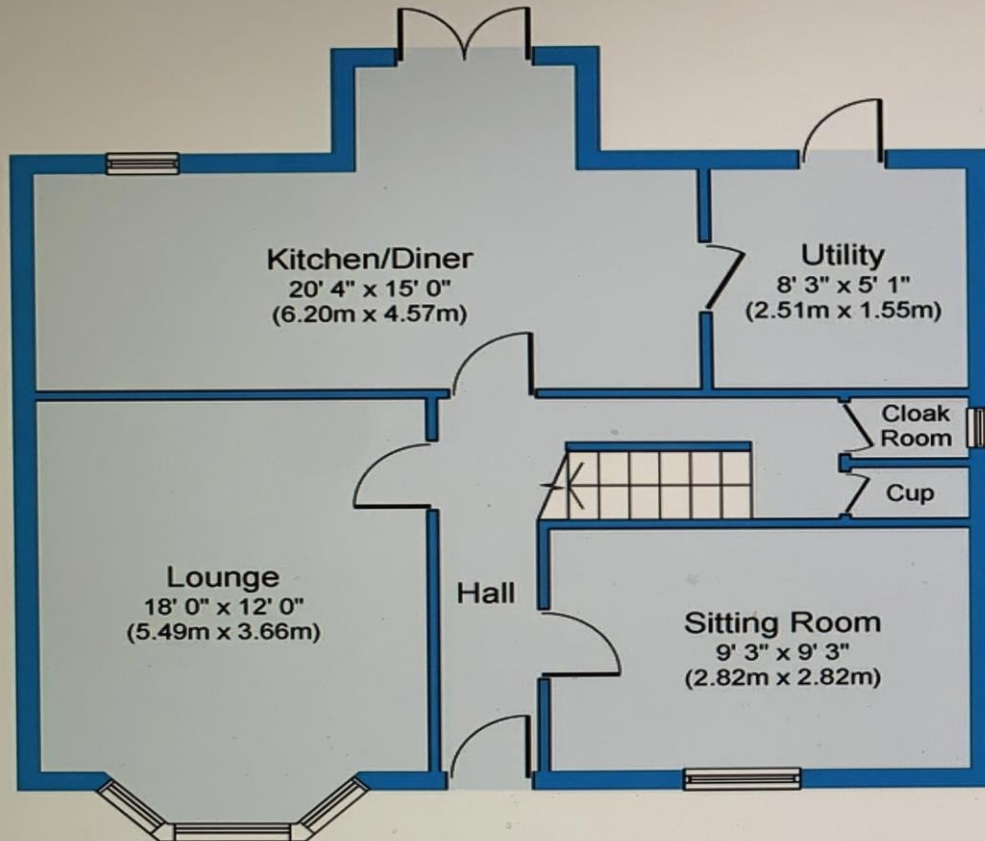
These property particulars, together with photographs and floor plans are intended to give a fair description of the home, however they do not form any part of a contract. Purchasers must satisfy themselves by personal inspection of the home. The vendor, their agents, Abbey Residential Agents and persons 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. Abbey Residential Agents have added the Energy Performance Certificate to the property particulars. Any appliances and/or services mentioned with these particulars have not been tested or verified by Abbey Residential Agents. All negotiations should be conducted through Abbey Residential Agents. Please note - for leasehold properties there may be service charges/ground rents payable and you may



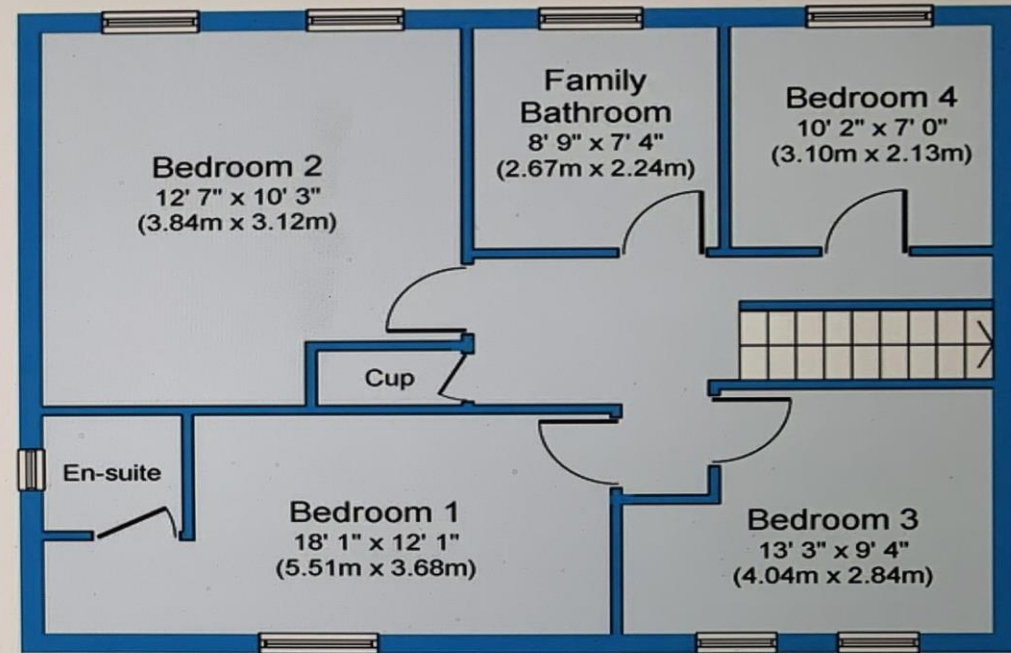
wish to take this into consideration. Any information made available by Abbey Residential Agents in relation to these charges has been provided to us by the vendor and has not been verified by Abbey Residential Agents. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any professional work without consent from the NCIS. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.



41 Ocean View, Jersey Marine, SA10 6JN



Ground Floor
Approximate Floor Area
681 sq. ft.
(63.3 sq. m.)



First Floor
Approximate Floor Area
644 sq. ft.
(59.8 sq. m.)