



hrt

herbert r thomas

hrt.uk.com

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

60 Jersey Quay

Asking price **£150,000**

An extremely stylish and fully refurbished two bedroom apartment, proudly positioned overlooking Aberavon beach front and offering enviable sea views to the front.

Fully refurbished beach front apartment

Available to purchase with no ongoing chain

Second storey accommodation with private balcony

Enviably sea views

Stylish interior with all new fixtures

Spacious two double bedrooms

Very well maintained communal areas

Allocated parking for one car





Boasting enviable sea and promenade views to the front, with direct access off the living area onto a private balcony, is this stylish and beautifully presented two bedroom beach front apartment.

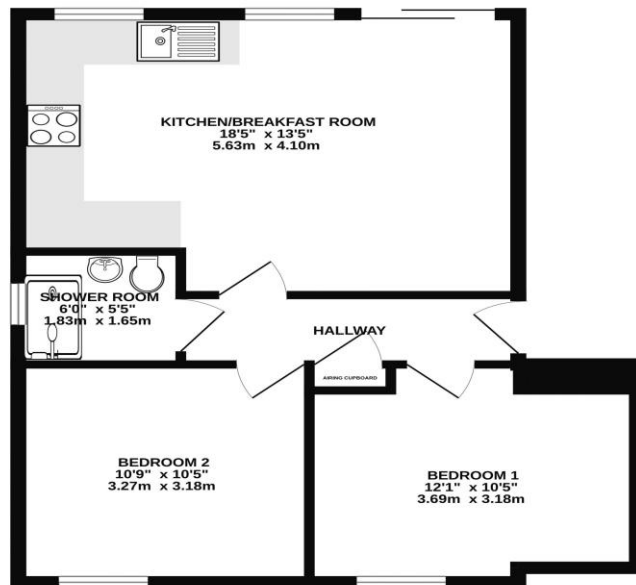
The property is situated within a purpose built apartment block on the second floor. Upon entering the apartment, a wide central hallway provides access to all the living, bedroom and bathroom accommodation. The hallway features newly laid herringbone wood effect vinyl flooring, with a glass block window to the side, allowing natural light from the living area into the space.

The impressive open plan living, dining and kitchen area is flooded with natural light from a set of sliding patio doors to the front, with two further windows within the kitchen area. The room features a continuation of the same flooring as the hallway and provides recessed ceiling spotlights. The kitchen has been newly upgraded and now features a contemporary range of fitted base and wall mounted units, with integrated appliance to include; fridge/freezer, dishwasher, electric oven with four burner induction hob and has space for one appliance.

The two double bedrooms have been freshly redecorated and now offer newly fitted carpet flooring. Both of the bedrooms have a window to the front and share the use of the stylish fitted shower room. The shower room features all matt black fixtures, including double shower cubicle and shower head, taps and accessories. The room also features contemporary shower alcove recess storage shelves, a vanity wash basin, low level WC and an obscure glazed window to the side.

The apartment complex is positioned in a development of similar styled units and houses. It comes with an allocated parking bay for one car and provides direct access to the popular Aberavon promenade.

GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 540 sq.ft. (50.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrage 5/2014





Directions

SATNAV USERS: SA12 6QN

Tenure

Leasehold

Services

Service charges: £163p/m

Ground rent: £245p/annum

Mains Services: Water and Electric

Council Tax Band C

EPC Rating C

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
neath@hrt.uk.com

hrt Est. 1926



Energy performance certificate (EPC)

33, Jersey Quay PORT TALBOT SA12 6QN	Energy rating C	Valid until 30 March 2028
Certificate number: 0550-2869-7676-9928-2791		
Property type	Mid-floor flat	
Total floor area	50 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 50

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

