



hrt
herbert r thomas

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

hrt.uk.com

40 Jersey Quay

Offers In Excess Of **£180,000**

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.

Fully refurbished beach front apartment

First storey accommodation with private balcony

Available to purchase with no ongoing chain

Positioned within a quiet residential complex close to an abundance of local amenities

Convenient commuter access to the M4 motorway and Port Talbot mainline train station

Spacious open plan kitchen/dining/living area plus two double bedrooms

Enviably sea views with an ever-changing outlook

Stylish interior with all new fixtures

Very well maintained communal areas

Allocated off road parking for one car





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

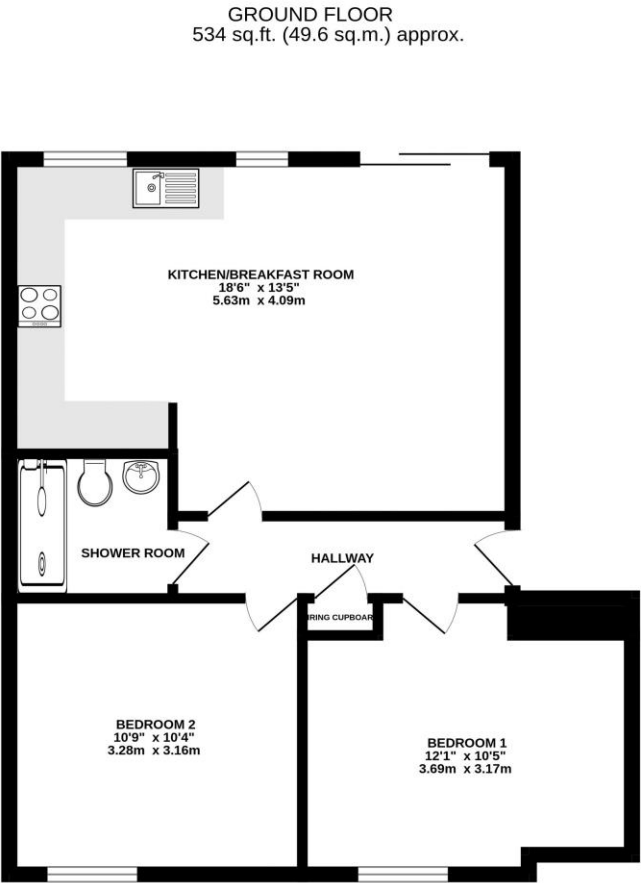
The impressive open plan living, dining and kitchen area is flooded with natural light from a set of UPVC double glazed sliding patio doors to the front, with two further UPVC double glazed windows within the kitchen and dining areas. The

room features luxury cushion flooring throughout the shared space and benefits from recessed ceiling spotlights. The kitchen has been newly upgraded and now features a contemporary range of high gloss fitted base and wall mounted units, with integrated appliances to include; dishwasher, washer / dryer and an electric oven with four burner induction hob. There is a ceramic sink unit positioned below the front window and space has been created to fit a large American style fridge/freezer.

The two double bedrooms have been freshly redecorated and now offer newly fitted carpet flooring. Both of the bedrooms benefit from a UPVC double glazed window to the rear, feature recessed ceiling spotlights and share the use of the stylish fitted shower room.

The shower room has been fitted with a modern white three piece suite to include; double shower cubicle with a mains fitted shower and rainfall showerhead, pedestal wash hand basin and low level WC. The room also features luxury cushion flooring, respatex panelling to all wet areas, recessed ceiling spotlights and a wall mounted chrome heated towel rail.

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.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 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 misstatement. 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.
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Directions

Sat Nav: SA12 6QN

Tenure

Leasehold

Services

Ground Rent: £125 Per Annum
Service Charge: £2243.22 Per Annum
Water - Electric - Gas - Drainage
Council Tax Band C
EPC Rating B

Viewing strictly by
appointment through
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Energy performance certificate (EPC)

Current EPC Rating	Property type	Mid-floor flat
Current EPC Rating	Total floor area	58 square metres

Property type
Total floor area

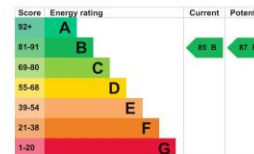
Rules on letting this property

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 [here](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/344444).

Energy rating and score

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

[See how to improve this property's energy efficiency](#)



The graph shows the 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

Breakdown of property's energy performance

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.

