



Mariners Quay, offers in the region of £310,000

- No On-Going Chain
- Very Well Presented
- Sought After, Sea Front Location
- Sizable Living Spaces
- Garage & Driveway
- EPC Rating: C



 3  3  0



About the property

The Perfect Sea Front Family Home! Deceptively spacious, recently refurbished and now available for sale with no on going chain! 140 Yards on foot from 'The Small Beach' in Aberavon and less than a Five Minute walk to Victoria Road Car Park onto the main stretch of Aberavon Sea Front! Boasting excellent links to well renowned local schools, public transport routes and Port Talbot Town Centre!

The home is approached via a lawned forecourt with stepping stones to the front door. Opposite is the Driveway and single garage with a further garden, enclosed at the rear, low maintenance laid with chippings and artificial grass. Internally, the property comprises of an entrance hallway, with stairs to the upper floors, a ground floor w.c, a bay front kitchen / diner and lounge with patio doors out to the garden. The first floor houses three bedrooms of which two are doubles with built in wardrobes, and the family bathroom. Lastly, the master bedroom is found of the second floor with pitched ceilings and an en suite shower room.

Internal viewings are highly recommended to truly appreciate this lovely home!





Accommodation

Entrance Hallway

Cloakroom

Kitchen Diner

16' Max x 9' 3" (4.88m Max x 2.82m)

Lounge

16' 2" x 11' 5" Max (4.93m x 3.48m Max)

Landing

Bedroom One

10' 8" x 10' 6" Max (3.25m x 3.20m Max)

Bedroom Two

10' 2" x 9' 4" (3.10m x 2.84m)

Bedroom Three

11' 3" x 9' 4" (3.43m x 2.84m)

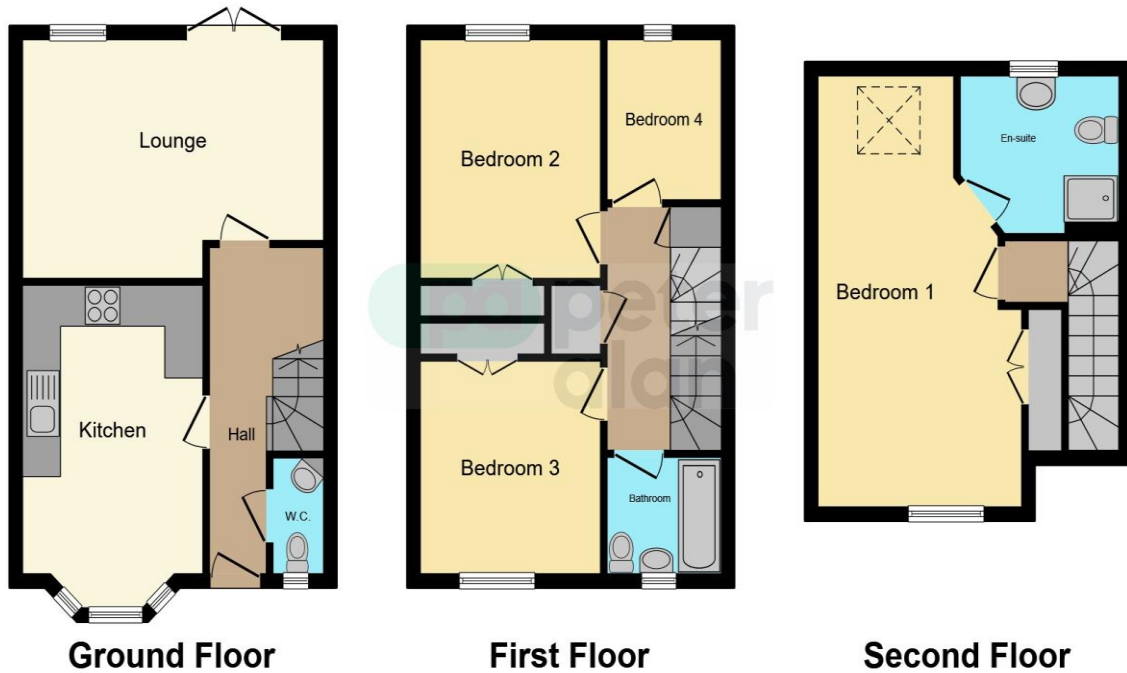
Bedroom Four

7' 7" x 6' 5" (2.31m x 1.96m)

Bathroom

Front & Rear Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let