

Payton
Jewell
Caines



Mariners Point, Port Talbot, Neath Port
Talbot. SA12 6DN

£280,000

PJC PAYTON
JEWELL
CAINES

Mariners Point, Port Talbot, Neath Port Talbot. SA12 6DN

Situated in a desirable location, this beautifully presented three bedroom detached property within walking distance to the local beach would be an ideal choice for families. Early viewing is highly recommended to appreciate this family home.

£280,000 - Freehold

- Three bedroom detached house
- Master bedroom with en-suite
- Modern kitchen and diner
- Downstairs WC
- Summer house in the rear garden
- Council tax D/EPC D



DESCRIPTION

Situated in a desirable location, this beautifully presented three bedroom detached property within walking distance to the local beach would be an ideal choice for families. Benefiting from close proximity to local shops, Tywyn Primary School and amenities, with good transport links to Port Talbot town centre. With the garage for off road parking and on street parking nearby, there is plenty of space for any visitors. Early viewing is highly recommended to appreciate this family home.

The property briefly consists of a reception room, kitchen, downstairs WC, three bedrooms, the master room with ensuite and family bathroom.

Externally there is a generous rear garden with a garage and summer house.

FRONT GARDEN

Bounded on three sides by brick wall. Wrought iron gate onto paved path leading to front door. Laid mainly with AstroTurf with planted borders. Wooden gate to side of property allowing access to the rear garden.

ENTRANCE

Part double glazed PVCu door into hallway. Skimmed ceiling with coving and pendant light fitting. Skimmed walls. Skirting board. Radiator. Ceramic floor tiles. Stairs to first floor accommodation. Doors leading off.

W.C. (3' 11" x 2' 9") or (1.20m x 0.83m)

Emulsioned ceiling with coving and flush light fitting. Emulsioned walls. Skirting board. Wall mounted heated towel rail. Ceramic floor tiles. Front facing oak effect PVCu double glazed window with fitted roller blind. Room fitted with a two piece white suite comprising of low level WC, vanity wash hand basin with chrome hot and cold mixer tap and tiled splashback area.

RECEPTION 1 (18' 1" x 13' 5") or (5.50m x 4.08m)

Skimmed ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Wood effect laminate flooring. Marble hearth and fire surround with inset electric fire. Front facing oak effect PVCu double glazed window with fitted Venetian blind. Door into:

KITCHEN/DINER (16' 4" x 8' 11") or (4.98m x 2.72m)

Emulsioned ceiling with coving and two spotlight track fittings. Emulsioned walls with ceramic tiles to splash back areas. Skirting board. Wall mounted designer radiator. Ceramic floor tiles. Kitchen fitted with a range of grey shaker style wall and floor cupboards with complementary worktops and breakfast bar. One and a half stainless steel sink and drainer with chrome hot and cold mixer tap. Four ring stainless steel built in gas hob with built in electric oven below and overhead extractor hood. Built in microwave. Space for a side by side fridge/freezer. Integrated washing machine. Understair storage cupboard with bi-folding door. Oak effect PVCu double glazed window with fitted roller blind. Oak effect PVCu double glazed french doors leading to rear garden with fitted roller blind.



LANDING

Emulsioned ceiling with coving, loft access hatch and pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Two built in storage cupboards, one housing the gas fired combination boiler. Side facing oak effect PVCu double glazed window. Doors leading off.

BEDROOM 1 (11' 6" x 9' 5") or (3.51m x 2.88m)

Emulsioned ceiling with coving and pendant light fitting. Emulsioned walls with one papered accent wall. Skirting board. Radiator. Fitted carpet. Double door built in wardrobe. Front facing oak effect PVCu double glazed window with fitted Venetian blinds. Door leading into:

EN-SUITE (7' 5" x 4' 6") or (2.25m x 1.38m)

Emulsioned ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Chrome wall mounted heated towel rail. Ceramic floor tiles. Room is fitted with a three piece white suite comprising of low level WC, vanity wash hand basin with chrome hot and cold mixer tap set within glass vanity unit, shower cubicle with white shower tray and chrome rainfall head shower and bi-fold glass doors. Side facing oak effect PVCu frosted double glazed window with fitted roller blind.

BEDROOM 2 (10' 3" x 9' 3") or (3.12m x 2.82m)

Emulsioned ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Single door built in wardrobe. Rear facing oak effect PVCu double glazed window with fitted Venetian blind.

BEDROOM 3 (7' 10" x 6' 9") or (2.38m x 2.07m)

Emulsioned ceiling with coving and pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Front facing oak effect PVCu double glazed window with fitted Venetian blind.

FAMILY BATHROOM (5' 10" x 5' 5") or (1.79m x 1.66m)

Emulsioned ceiling with flush light fitting. Floor to ceiling ceramic wall tiles. Wall mounted heated towel rail. Ceramic floor tiles. Room fitted with a three piece white suite comprising of low level WC, wash hand basin with chrome hot and cold mixer tap set within dark wood effect vanity unit. Jacuzzi centre fill bathtub with chrome hot and cold mixer tap and shower attachment. Rear facing oak effect PVCu frosted double glazed window with fitted roller blind.

REAR GARDEN


Bounded on three sides by brick wall and wooden featherblade fencing. Low maintenance garden laid mainly with Astroturf. Paved sun terrace with seating area. Wooden summer house with french doors. Raised wooden sleeper beds. Single garage with pitched roof and traditional up and over garage door.

NOTES

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



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(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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