

Payton
Jewell
Caines



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

Offers In Excess Of
£330,000

PJC PAYTON
JEWELL
CAINES

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

We are pleased to present to the market this traditional built four bedroom detached house with sea views and direct access through the rear gate onto the Little Warren dunes and beach. Early viewing is highly recommended.

Offers In Excess Of £330,000 - Freehold

- Four bedroom detached house
- Two reception rooms
- Kitchen/dining room
- En suite to master bedroom
- Off road parking for several vehicles/spectacular coastal views
- EPC C/Council Tax D



DESCRIPTION

We are pleased to present to the market this traditional build four bedroom detached house located in the Aberavon area within walking distance to the beach. Close to local shops, Tywyn Primary School, amenities and transport links to Port Talbot Town centre. Early viewing is highly recommended to appreciate the surrounding coastal area.

The property briefly consists of lounge, kitchen/diner, converted garage/reception two, utility room, downstairs WC, four bedrooms with en suite to master bedroom and family bathroom. Externally there is a front garden with a driveway providing off road parking and enclosed rear garden.

ENTRANCE

Access via wooden front door with decorative double glazed units and glazed side screen leading into welcoming entrance hall. Artex ceiling. Emulsioned walls. Engineered oak flooring. Radiator. Staircase to first floor accommodation with fitted carpet and spindle balustrade. Understair storage cupboard.

CONVERTED GARAGE/SECOND RECEPTION ROOM (16' 4" x 7' 8") or (4.98m x 2.33m)

Skimmed ceiling with inset ceiling lights. Emulsioned walls. Wooden flooring. Radiator. PVCu double glazed window with matching side screens to front of property.

LOUNGE (16' 2" x 10' 7") or (4.92m x 3.23m)

Artex ceiling. Emulsioned walls with wall light facilities. Engineered oak flooring. Two radiators. Focal point to the room is the wooden fire surrounds with an open fire set on hearth. PVCu double glazed window to front of property. Double doors leading into:

KITCHEN/DINER (20' 4" x 9' 11") or (6.21m x 3.03m)

Artex ceiling with two pendant light fittings. Emulsioned walls with wall light facilities. Engineered oak flooring to dining area and tiled flooring to kitchen area. Kitchen is fitted with a range of base units and double wall unit and complementary work tops. Electric hob, extractor hood and split level electric oven. Space for fridge/freezer. Plumbing for dishwasher. One and a half bowl acrylic sink unit with mixer tap. Ample space for dining furniture. PVCu double glazed window to rear of property. PVCu double glazed french doors to rear garden. Door leading into:

UTILITY

Artex ceiling. Emulsioned walls. Continuation of the tiled flooring. Radiator. Wall and base unit, single drainer sink unit with mixer tap. Plumbing for automatic washing machine. Space for appliance. PVCu part panel part double glazed door to rear garden. Door leading into:

W.C.

Artex ceiling. Emulsioned walls with two walls half tiled. Continuation of tiled flooring. Room is fitted with a two piece suite comprising low level WC and wall mounted hand basin. PVCu frosted double glazed window to side of property.

LANDING

Artex ceiling with loft access hatch. Emulsioned walls. Fitted carpet. Door to airing cupboard housing the Baxi combination boiler. Doors leading off.



FAMILY BATHROOM (7' 7" x 5' 9") or (2.32m x 1.76m)

Artex ceiling. One fully emulsioned wall and the remainder half tiled half emulsioned. Tiled flooring. Radiator. Room is fitted with a three piece suite comprising low level WC, pedestal wash hand basin, panel bath and overhead mains fed shower with shower rail. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (15' 7" x 11' 3") or (4.75m x 3.43m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double door wardrobe and single wardrobe. PVCu double glazed window to front of property. Door leading into:

EN SUITE

Artex ceiling. Emulsioned walls with two walls half tiled. Tiled flooring. Radiator. Room is fitted with a three piece suite comprising low level WC, pedestal wash hand basin, shower cubical with mains fed shower and fully tiled walls. PVCu frosted double glazed window to front of property.

BEDROOM 2 (14' 3" x 8' 3") or (4.35m x 2.52m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to front of property.

BEDROOM 3 (11' 3" x 8' 4") or (3.42m x 2.54m)

Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to rear of property boasting spectacular views over sand dunes and coastal area.

BEDROOM 4 (11' 3" x 7' 8") or (3.44m x 2.33m)

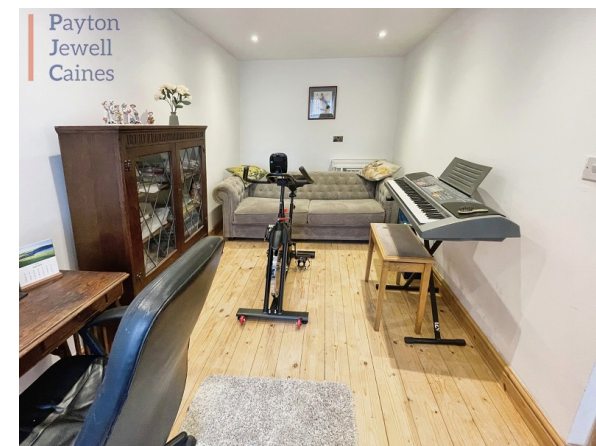
Artex ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to rear of property boasting spectacular views over sand dunes and coastal area.

OUTSIDE

Front garden is open plan. Laid to lawn. Driveway with ample parking for several vehicles. Rear garden is enclosed and bounded by wood panel fencing. Laid to lawn. Storage shed. Side access to front garden. Outdoor tap. Access via rear gate to sand dunes.


NOTE

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



For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(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.



www.pjchomes.co.uk

01639 891268

Bridgend

Sales: 01656 654 328
bridgend@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Pencoed

Sales: 01656 864 477
pencoed@pjchomes.co.uk
 Lettings: 01656 869 000
bridgendrentals@pjchomes.co.uk

Port Talbot

Sales: 01639 891 268
porttalbot@pjchomes.co.uk
 Lettings: 01639 891 268
porttalbotrentals@pjchomes.co.uk