

Payton
Jewell
Caines



Mariners Quay, Port Talbot, Neath Port
Talbot. SA12 6AN

£299,950

PJC PAYTON
JEWELL
CAINES

Mariners Quay, Port Talbot, Neath Port Talbot. SA12 6AN

Situated in a desirable location, this IMMACULATEDLY PRESENTED three bedroom detached property, within walking distance to Aberavon Sea Front and would be an ideal choice for families. Property benefits from newly refurbished kitchen with integrated appliances. Early viewing is highly recommended to appreciate this beautiful family home. Offered with NO ONGOING CHAIN.

£299,950 - Freehold

- Three bedroom detached house
- Ensuite. Family bathroom. Downstairs w.c.
- Walking distance to Aberavon beach
- Off road parking and garage
- NO ONGOING CHAIN
- Council Tax D/EPC C.



DESCRIPTION

We are delighted to welcome to the market this IMMACULATELY PRESENTED three bedroom detached property, within walking distance to the local beach and 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. Early viewing is highly recommended to appreciate this beautiful family home.

The property briefly consists of a reception room, kitchen/diner, downstairs WC, master bedroom with ensuite, two other bedrooms and family bathroom.

Externally there is an enclosed rear garden, off road parking to the front and single garage.

ENTRANCE

Accessed via composite part glazed floor into:

HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Wood effect LVT flooring. Understair storage cupboard. Staircase up to first floor accommodation. Doors leading off.

LOUNGE (18' 5" x 10' 3") or (5.62m x 3.13m)

Skimmed ceiling. Emulsioned walls. Continuation of grey wood effect LVT flooring. Two radiators. Front facing PVCu double glazed window with fitted vertical blind. Rear facing PVCu double glazed french doors leading to the rear garden with fitted vertical blinds. Focal point to the room is the marble hearth with wooden fire surround, mantle and open fire place.

W.C. (6' 0" x 3' 9") or (1.84m x 1.15m)

Skimmed ceiling. Inset spotlights. Emulsioned walls. Radiator. Non-slip flooring. Rear facing frosted PVCu double glazed window with fitted vertical blind. Pedestal wash hand basin with ceramic tiles to splash back and low level w.c.

KITCHEN/DINER (18' 6" x 8' 11") or (5.65m x 2.72m)

Skimmed ceiling. Emulsioned walls. Ceramic tiles to splash back areas. Radiator. Continuation of the grey wood effect LVT flooring. Rear facing PVCu double glazed french doors leading to the rear garden with fitted vertical blinds. Front facing PVCu double glazed window with fitted vertical blinds. Kitchen is fitted with a range of wall and base units with laminate worktops. Stainless steel four ring gas built in hob with overhead extractor hood. Built in high level electric oven with built in microwave above. Integrated appliances: fridge/freezer, dishwasher and washing machine. Stainless steel one and a half sink and drainer with hot and cold mixer tap.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blind. Built in storage cupboard housing the combination boiler.

MASTER BEDROOM (14' 1" x 10' 6") or (4.28m x 3.21m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blind. Built in double door wardrobe and single wardrobe. Door into:



EN-SUITE (9' 0" x 4' 6") or (2.75m x 1.38m)

Skimmed ceiling. Inset spotlights. Extractor fan. Emulsioned walls. Ceramic tiles to splash back area. Radiator. Non-slip flooring. Front facing frosted PVCu double glazed window with fitted vertical blind. Room is fitted with a three piece suite comprising low level w.c. pedestal wash hand basin with hot and cold mixer tap, built in shower cubicle with respatex clad walls, rainfall head mains fed shower and glass shower door.

BEDROOM 2 (9' 6" x 9' 2") or (2.90m x 2.80m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Front facing PVCu double glazed window with fitted vertical blind. Built in double door wardrobe.

BEDROOM 3 (9' 1" x 6' 4") or (2.78m x 1.94m)

Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted vertical blind. Built in single door wardrobe.

FAMILY BATHROOM (7' 6" x 6' 1") or (2.29m x 1.85m)

Skimmed ceiling. Extractor fan. Emulsioned walls. Ceramic tiles to splash back areas. Radiator. Non-slip flooring. Front facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising pedestal wash hand basin with hot and cold mixer tap, low level w.c. bath tub with hot and cold mixer tap.

OUTSIDE


Front garden is open fronted laid to lawn with planted raised flower bed. Stone pavers to front door. Tarmac driveway leading to single garage with electric doors. Side wooden gate giving access to rear garden.

Rear garden is bounded on three sides by wood fence. Laid mainly to lawn with a decked sun terrace. Raised flower beds. Stone paved path leading to side courtesy door into garage. Wooden gate leading to driveway.

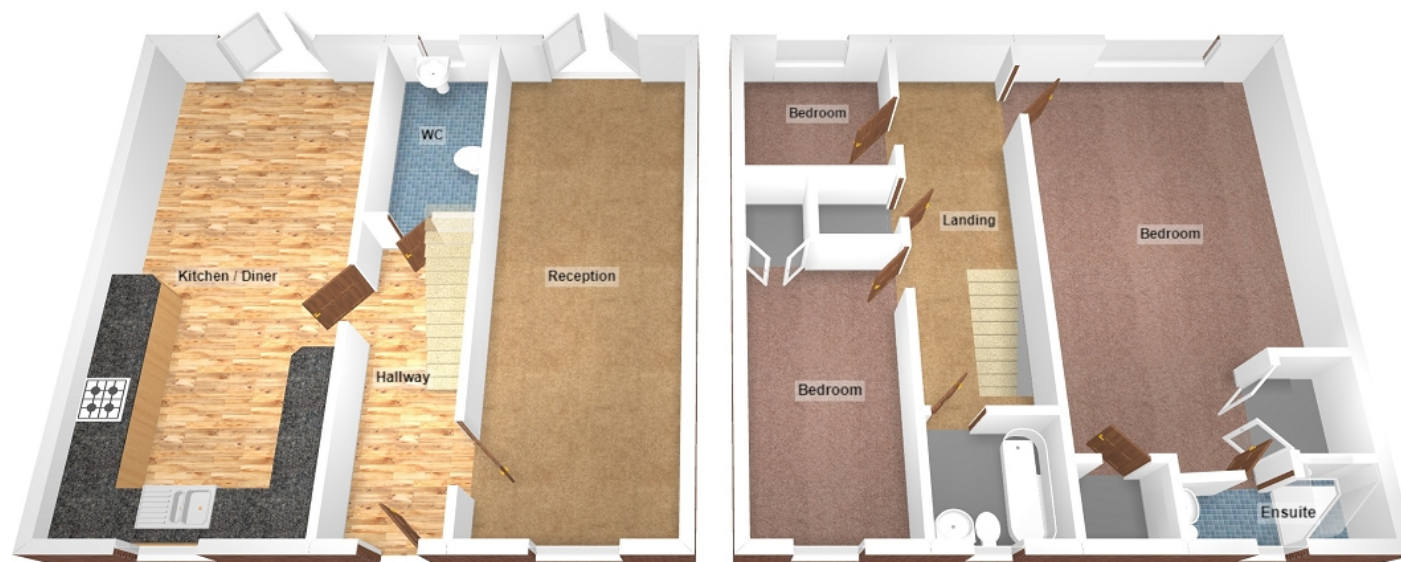


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	77	
(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.



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