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

Offers In Excess Of  
£320,000

**PJC** PAYTON  
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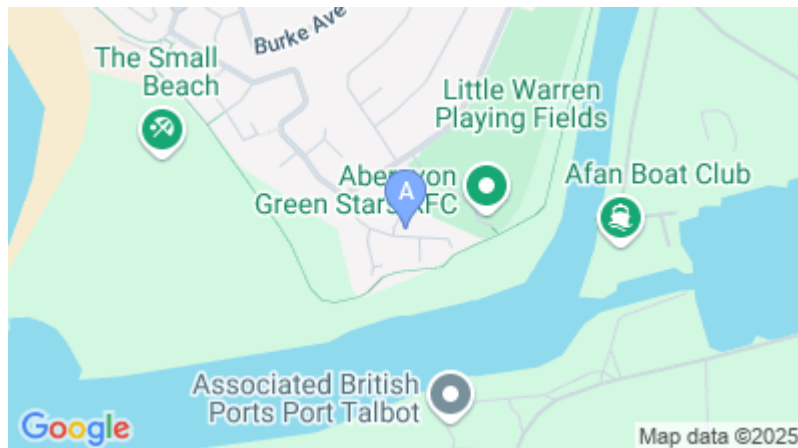


## Mariners Point, Port Talbot, Neath Port Talbot. SA12 6DL

We are pleased to present to the market this beautiful four bedroom detached house located at the head of a small cul-de-sac within Mariners Point. The property is conveniently situated within walking distance of Aberavon sea front and is within close proximity to local shops, schools, amenities as well as good transport links. EARLY VIEWING IS HIGHLY RECOMMENDED.

### Offers In Excess Of £320,000 - Freehold

- Four bedroom detached house
- Situated in a quiet cul-de-sac
- Three reception rooms
- Ensuite to master bedroom
- Off road parking



## DESCRIPTION

We are pleased to present to the market this IMMACULATELY presented four bedroom detached family home. Located in the Aberavon area and within close walking distance of Aberavon sea front. The property is situated with easy access to local shops, schools and amenities as well as good transport links. EARLY VIEWING IS HIGHLY RECOMMENDED to appreciate all that this beautiful home has to offer.

Accommodation briefly comprises to ground floor hallway, three reception rooms, kitchen, utility room, downstairs w.c. Four bedrooms, ensuite and family bathroom to first floor.

Externally there is an enclosed rear garden and double driveway to the front.

Key features:

Beautifully presented

Freehold

Four good sized bedrooms

Within walking distance of beach

High gloss fitted kitchen

Sought after area

Fitted wardrobes to three bedrooms

## ENTRANCE

Accessed via PVCu door with frosted glazed panel and coordinating side panel through to:

## HALLWAY

Skimmed ceiling and coved. Emulsioned walls. Radiator. Under stair storage cupboard. Stair case leading to first floor accommodation. Wood effect laminate to the floor. Doors leading off.

## RECEPTION 1 (14' 9" x 9' 10") or (4.50m x 2.99m)

4.5m into bay.

Skimmed ceiling and coved. Emulsioned walls. Two radiators. Front facing PVCu double glazed window set within a box bay. Focal point to the room is a electric fire place. Laminate flooring. Square opening into:

## RECEPTION 2 (9' 11" x 8' 11") or (3.03m x 2.71m)

Artexed ceiling and coved. Emulsioned walls. Radiator. PVCu double glazed french doors leading out to rear garden. Continuation of wood effect laminate flooring. Doorway leading to:

## KITCHEN (11' 9" x 10' 1") or (3.58m x 3.08m)

Skimmed ceiling with inset spotlights. Emulsioned walls. Rear facing PVCu double glazed window with mountain views. Kitchen is fitted with a range of white high gloss wall and base units with coordinating work surfaces and matching upstands. Integrated double oven and gas hob. Inset stainless steel sink and drainer with mixer tap. Electric heating into the base board. Laminate flooring. Doorway leads to:





### **UTILITY ROOM (6' 9" x 5' 1") or (2.06m x 1.55m)**

Skimmed ceiling with inset spotlights. Emulsioned walls. Radiator. PVCu door with glazed panel leading to the rear garden. Range of wall and base units to match the kitchen. Inset stainless steel sink and drainer with mixer tap. Space and plumbing for automatic washing machine and space for tumble dryer. Continuation of laminate flooring. Doorway into:

### **DOWNSTAIRS W.C. (5' 3" x 3' 0") or (1.59m x 0.91m)**

Respatex panelling to ceiling with inset spotlights. Part emulsioned part respatex walls. Radiator. Side facing PVCu frosted double glazed window. Low level w.c. and wash hand basin set within a vanity unit. Laminate to the floor.

### **RECEPTION 3/CONVERTED GARAGE (15' 4" x 8' 0") or (4.68m x 2.45m)**

Skimmed ceiling. Emulsioned walls. Radiator. Front facing PVCu double glazed window with fitted venetian blinds. Wall mounted unit housing the electric meter. Laminate flooring.

### **LANDING**

Skimmed ceiling. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet. Built in storage cupboard housing a gas fired combination boiler. Doors leading off.

### **BEDROOM 1 (13' 4" x 10' 1") or (4.06m x 3.08m)**

Artexed ceiling. Emulsioned walls. Radiator. Front facing PVCu double glazed window with fitted venetian blinds. Built in wardrobes. Fitted carpet. Doorway into:

### **EN-SUITE SHOWER ROOM (6' 10" x 5' 2") or (2.08m x 1.58m)**

Respatex panelling to ceiling with inset spotlights. Part emulsioned part respatex walls. Wall mounted chrome heated towel rail. Front facing PVCu frosted double glazed window. Room is fitted with a three piece suite comprising low level w.c. wash hand basin set within a vanity unit and shower cubicle with overhead rainfall shower with bi-fold door. Laminate flooring.

### **BEDROOM 2 (12' 6" x 8' 0") or (3.80m x 2.44m)**

Artexed ceiling. Emulsioned walls. Radiator. Rear facing PVCu double glazed window. Built in wardrobes. Fitted carpet.

### **BEDROOM 3 (10' 4" x 8' 0") or (3.16m x 2.43m)**

Artexed ceiling. Emulsioned walls. Radiator. Rear facing PVCu double glazed window. Built in wardrobes. Fitted carpet.

### **BEDROOM 4 (8' 7" x 7' 7") or (2.61m x 2.31m)**

Artexed ceiling. Emulsioned walls. Radiator. Front facing PVCu double glazed window fitted with venetian blinds. Fitted carpet.



## **FAMILY BATHROOM (6' 4" x 6' 1") or (1.92m x 1.85m)**

Respatex panelling to ceiling with centre light. Respatex walls. Wall mounted chrome heated towel rail. Side facing PVCu frosted double glazed window. Room is fitted with a three piece suite comprising low level w.c. with built in vanity and wash hand basin, double ended panelled bath with overhead chrome rainfall shower and glass shower screen. Laminate flooring.

## **OUTSIDE**

To the rear there is an enclosed garden bounded by panelled fencing. Garden is laid to lawn with borders for planting. Outside tap. Gated access leading to front of property. Wooden storage shed to remain. Gate to the rear giving access to cycle path and playing fields.


To the front the garden is open plan. Double driveway for off road parking.

## **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](http://www.pjchomes.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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