

Payton
Jewell
Caines



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

£299,950

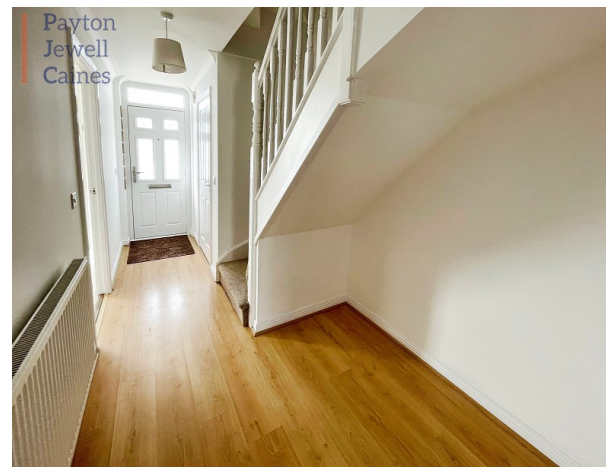
PJC PAYTON
JEWELL
CAINES

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

We are pleased to present to the market this FOUR BEDROOM TOWNHOUSE positioned adjacent to the PROMENADE boasting PANORAMIC VIEWS OF ABERAVON BEACH AND ACROSS TO MUMBLES POINT. This mid-link townhouse offers spacious living accommodation over three levels and with the beach right on your doorstep. EARLY VIEWING COMES HIGHLY RECOMMENDED with NO ONGOING CHAIN on this property.

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- FRONTLINE BEACH POSITION
- SPECTACULAR VIEWS
- MASTER BEDROOM WITH ENSUITE
- GARAGE AND OFF ROAD PARKING
- NO ONGOING CHAIN
- EPC - C. Council Tax - D



DESCRIPTION

We are pleased to present to the market this FOUR BEDROOM TOWNHOUSE positioned adjacent to the PROMENADE boasting PANORAMIC VIEWS OF ABERAVON BEACH AND ACROSS TO MUMBLES POINT. This mid-link townhouse offers spacious living accommodation over three levels and with the beach right on your doorstep. PORT TALBOT TOWN is within easy access for all its AMENITIES AND FACILITIES, local schools close by and a variety of public houses/restaurants are within walking distance. EARLY VIEWING IS HIGHLY RECOMMENDED to be fully appreciated and is offered with NO ON GOING CHAIN.

Accommodation briefly comprises to the ground floor; entrance hall, cloakroom/WC, lounge and kitchen/diner. To the first floor there are three bedrooms and family bathroom. Finally to the second floor is the master bedroom with ensuite shower room. Externally, front garden with direct beach access and enclosed rear garden. Single garage and parking for one vehicle.

ENTRANCE

Access via composite part glazed front door into:

ENTRANCE HALLWAY

Skimmed ceiling with pendant light. Emulsioned walls. Radiator. Laminate flooring. Staircase to upper accommodation.

CLOAK ROOM (5' 6" x 3' 0") or (1.68m x 0.92m)

Skimmed ceiling with ceiling light. Half emulsioned and half tiled walls. Vinyl flooring. Radiator. PVCu double glazed window to front aspect. Two piece suite comprising low level w.c. and corner pedestal wash hand basin.

KITCHEN/DINER (15' 5" x 9' 3") or (4.69m x 2.83m)

Skimmed ceiling with ceiling light. Emulsioned walls. Radiator. Laminate flooring. Front facing PVCu double glazed bay window with fitted vertical blinds. Kitchen is fitted with a range of wall and base units in a wood effect melamine with complimentary laminate work surfaces. One and half bowl stainless steel sink with drainer and mixer taps. Integrated four ring gas hob with stainless steel splash back and matching overhead extractor hood, electric oven. Space and plumbing for automatic washing machine and tumble dryer or dishwasher. Space for fridge/freezer.

LOUNGE (16' 2" x 11' 6") or (4.93m x 3.50m)

Skimmed and coved ceiling with two pendant lights. Emulsioned walls with wall lights. Two radiators. Laminate flooring. PVCu double glazed window to rear with fitted vertical blinds and PVCu double glazed french doors to rear garden with fitted vertical blinds.

FIRST FLOOR LANDING

Skimmed and coved ceiling with pendant light fitting. Emulsioned walls. Fitted carpet. Further staircase to second floor accommodation. Two built-in storage cupboards, one of which houses the hot water cylinder. All doors leading off:



FAMILY BATHROOM (5' 6" x 6' 6") or (1.67m x 1.98m)

Skimmed ceiling with ceiling light. Emulsioned walls with ceramic tiles to splash back areas. Radiator. Vinyl flooring. PVCu frosted double glazed window to front aspect with fitted vertical blinds. Three piece suite in white comprising low level w.c., pedestal wash hand basin and panelled bath.

BEDROOM 2 (11' 3" x 9' 5") or (3.44m x 2.87m)

Skimmed and coved ceiling with pendant light fitting. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to rear with fitted vertical blinds. Built-in double door wardrobe.

BEDROOM 3 (10' 2" x 9' 5") or (3.11m x 2.87m)

Skimmed and coved ceiling with pendant light fitting. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to front aspect with fitted vertical blinds. Built-in double door wardrobe.

BEDROOM 4 (7' 9" x 6' 6") or (2.36m x 1.99m)

Skimmed and coved ceiling with pendant light fitting. Emulsioned walls. Radiator. Fitted carpet. PVCu double glazed window to rear with fitted vertical blinds.

SECOND FLOOR LANDING

Simmed and coved ceiling with ceiling light. Fitted carpet.

MASTER BEDROOM (21' 0" x 10' 7") or (6.40m x 3.22m)

Skimmed ceiling with pendant light fitting and access to the loft. Emulsioned walls. Two radiators. Fitted carpet. Built-in double door wardrobe. PVCu double glazed window to front aspect with fitted vertical blinds and rear facing Velux window with fitted blind.

EN-SUITE (8' 3" x 7' 8") or (2.51m x 2.33m)

Skimmed and sloped ceiling with ceiling light. Emulsioned walls with ceramic tiles to splash back areas. Radiator. Vinyl flooring. Three piece suite comprising low level w.c., pedestal wash hand basin, corner shower cubicle with mains fed over-head shower. PVCu double glazed frosted window to rear with fitted vertical blinds.

OUTSIDE


Front is enclosed and bounded by wall and fencing. Low maintenance garden laid to Astroturf and slate chippings. Paved pathway giving direct access to sea front.

Rear garden bound by wood feather edge fencing with wooden gate and paved pathway. Stone paved sun terrace and area laid to Astroturf with gravel beds. Single garage with traditional up and over door and rear courtesy door. Off road parking.



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		90
(69-80) C	78	
(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

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