



Golwg Y Madjoe, Port Talbot. SA12 6FA

£179,950

Golwg Y Madjoe, Port Talbot. SA12 6FA

We are pleased to present to the market an opportunity to purchase this Persimmon upper floor new build two bedroom apartment located directly on Aberavon seafront, with beautiful views over the coastline. The property is immaculately presented throughout with open plan living/diner and french doors leading to balcony area. Early viewing highly recommended and offered with NO ON-GOING CHAIN.

£179,950

- Upper floor two bedroom apartment
- Open plan kitchen/living room
- Spacious accommodation
- Dedicated parking space
- Located on Aberavon beach front
- No ongoing chain



DESCRIPTION

We are pleased to present to the market an opportunity to purchase this Persimmon new build upper floor two bedroom apartment located directly on Aberavon seafront, with beautiful views over the coastline. The property is immaculately presented throughout with open plan living/diner and french doors leading to balcony area. The property is situated within walking distance to local shops, Sand Rabbit Bar and Grill, The Front public house and restaurant. Easy access to transport links. Early viewing highly recommended.

HALLWAY

Access via composite door. Emulsioned ceiling. Pendant light. Emulsioned walls. Radiator. Wood effect LVT flooring. Built in storage cupboard. Doors leading off. Intercom to front door.

OPEN PLAN LOUNGE/DINER (16' 1" x 10' 8") or (4.90m x 3.24m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Wood effect LVT flooring. Front facing PVCu double glazed french doors leading on to balcony area. Front facing PVCu double glazed window with fitted Venetian blinds. Radiator. Opening through into:

KITCHEN (10' 7" x 6' 8") or (3.23m x 2.04m)

Emulsioned ceiling with inset spotlights. Emulsioned walls. Continuation of wood effect LVT flooring. Front facing PVCu double glazed window with Venetian blind. Kitchen is fitted with a range of wall and base cupboards with laminate worktops. One and half stainless steel sink and drainer with mixer tap. Four ring built in electric hob with glass splash back and overhead extractor hood. Built in electric oven. Upright fridge freezer. Integrated washer/dryer. Integrated dishwasher. One cupboard housing gas fired combination boiler.

BEDROOM 1 (11' 4" x 10' 2") or (3.46m x 3.09m)

Emulsioned ceiling. Pendant light. Emulsioned walls. Wood effect LVT flooring.. PVCu double glazed window with Venetian blind. Radiator. Built in floor to ceiling wardrobes.

EN SUITE

Emulsioned ceiling. Flush light fitting. Emulsioned walls with ceramic tiles to splash back areas. Radiator. Wood effect LVT flooring. Frosted PVCu double glazed window. Room is fitted with three piece suite comprising W.C., pedestal wash hand basin and corner shower cubicle with wall mounted mains fed shower.

BEDROOM 2 (10' 5" x 9' 6") or (3.17m x 2.90m)

Emulsioned ceiling. Pendant light. Emulsioned walls. PVCu double glazed window with fitted Venetian blind. Radiator. Wood effect LVT flooring.

BATHROOM (8' 10" x 6' 1") or (2.70m x 1.86m)

Emulsioned ceiling. Flush light fitting. Emulsioned walls. Wall mounted heated towel rail. Frosted PVCu double glazed window with fitted roller blind. Room is fitted with a three piece suite comprising W.C., pedestal wash hand basin and walk in shower with wall mounted shower. Wood effect LVT flooring.

OUTSIDE

Direct views of the seafront. One allocated car park space to the rear. Outside communal area with storage shed and washing lines.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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