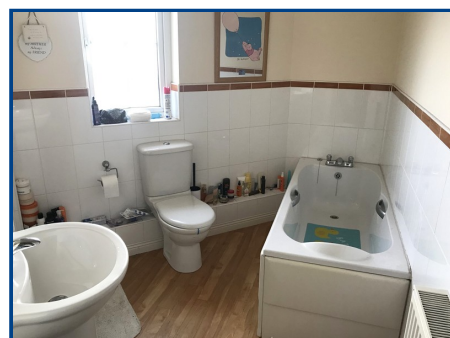


**Caswell House  
Mariners Quay  
Port Talbot  
Neath Port Talbot.**

Price **£137,500**



- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- SPACIOUS RECEPTION ROOM
- FITTED KITCHEN & BATHROOM/W.C.
- ALLOCATED PARKING SPACE
- VIEWING IS RECOMMENDED



**General Description**

Situated on the promenade of the Aberavon seafront is this two bedroom second floor apartment with lovely views overlooking the bay and close to the Port Talbot Town Centre with all its amenities and has good access to the M4 motorway. Internal viewing is highly recommended. Council Tax Band C.

**EPC Rating: C78**

## Property Description

We are pleased to offer for sale this well presented second floor two bedroom apartment with the accommodation comprising of the above mentioned bedrooms, communal entrance hall, hallway, lounge, fitted kitchen/breakfast room, bathroom/W.C. The property benefits from having gas central heating, double glazing and allocated parking space for one vehicle. Internal viewing is highly recommended.

## Communal Hallway

With staircase leading to the second floor.

## Hall

Smoke detector, wall mounted thermostat control and radiator. Two fitted storage cupboards and Karndean flooring.

## Bedroom 1 (12' 10" x 8' 06") or (3.91m x 2.59m)

Telephone point and television aerial point. Radiator, Karndean flooring and two fitted wardrobes. Double glazed French doors leading out onto the Juliet balcony.

## Bathroom

Comprising of panelled bath, walk in shower cubicle, pedestal wash hand basin and low level W.C. Extractor fan, shaver point, tiled walls and Karndean flooring. Radiator and double glazed window.

## Bedroom 2 (7' 07" x 7' 03" ) or (2.31m x 2.21m)

Karndean flooring, radiator and double glazed window to the rear.

## Lounge (15' 01" x 11' 06") or (4.60m x 3.51m)

Wall mounted entry phone, television aerial point and telephone point. Radiator, Karndean flooring double glazed windows to front and rear with views over the seafront.

## Kitchen (15' 05" x 7' 07") or (4.70m x 2.31m)

Fitted with a range of wall and base units with complimentary work tops over incorporating sink and drainer. Built in electric oven with four ring gas hob, stainless steel splashback and extractor. Space for fridge freezer, integrated washing machine/dryer, wall mounted Valiant central heating boiler and breakfast bar. Karndean flooring and double glazed windows to front and side.

## Outside

There is an allocated parking space for one vehicle.

## Service Charge

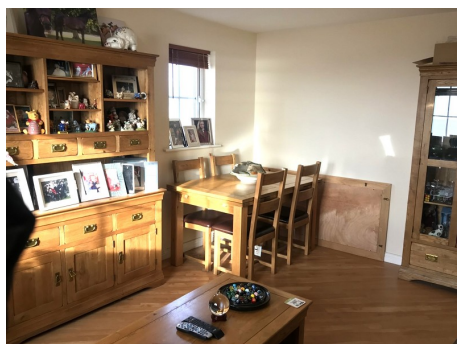
Annual Ground Rent - £75.00  
Annual Service Charge - £1800.00  
Lease Yrs Remaining - 976

## Tenure

Leasehold

## Council Tax

C



### Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial. If you require professional property advice when purchasing or selling a property contact the team via [surveys@ctf-uk.com](mailto:surveys@ctf-uk.com).