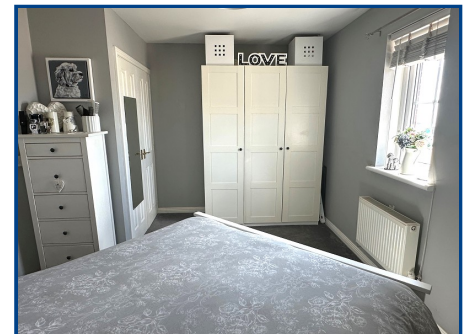
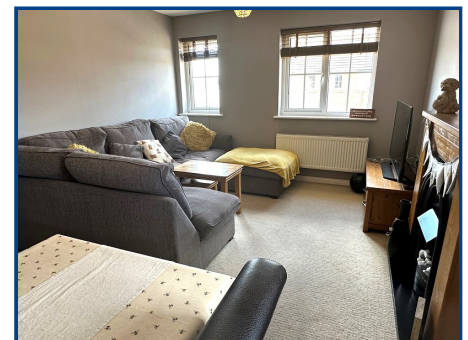


**Mariners Quay
Port Talbot
Neath Port Talbot.**

Price **£139,995**



- UPPER FLOOR APARTMENT
- TWO BEDROOMS
- ONE RECEPTION ROOM
- OVERLOOKING THE BEACH
- FITTED KITCHEN & BATHROOM/W.C.
- ALLOCATED PARKING
- VIEWING IS RECOMMENDED

General Description

Upper floor two bedroom apartment with lovely views overlooking the beach and close to all the amenities the beach has to offer with its various cafes and ice cream parlour. The Port Talbot Town Centre is a short distance away and there is good access to the M4 motorway. Council Tax Band C. Internal viewing is recommended.

Mariners Quay, Port Talbot, Neath Port Talbot.

Property Description

We are pleased to offer for sale this well presented two bedroom upper floor apartment with the accommodation comprising of the above mentioned bedrooms, entrance hall, lounge, fitted kitchen and bathroom/W.C. The property benefits from having double glazing and lovely views overlooking the beach. Allocated parking area. Internal viewing is recommended.

Communal Entrance

Entrance Hall

Storage cupboard, tiled floor and airing cupboard with radiator. Smoke alarm.

Lounge (15' 03" x 11' 03") or (4.65m x 3.43m)

Intercom, radiator and double glazed windows to the side and rear with views over the beach.

Kitchen (11' 05" Max x 7' 03") or (3.48m Max x 2.21m)

Fitted with a range of base and wall units with complementary worktops over incorporating stainless steel sink and drainer. Electric oven and four ring gas hob with stainless steel extractor chimney over. Space for fridge/freezer, tiled floor, radiator and double glazed window to the rear.

Bedroom 1 (12' 06" Max x 10' 09") or (3.81m Max x 3.28m)

Fitted wardrobe, radiator and two double glazed windows to the front with views over the beach.

Bedroom 2 (11' 0" Max x 7' 07") or (3.35m Max x 2.31m)

Radiator and double glazed window to the side overlooking the beach.

Bathroom/W.C. (11' 09" Max x 11' 02" Max) or (3.58m Max x 3.40m Max)

Comprising panelled bath, shower enclosure with overhead shower, pedestal wash hand basin and low level W.C. Part tiled walls, vinyl flooring and radiator. Double glazed obscure window to the side.

Parking

Allocated parking space

Broadband & Mobile Signal

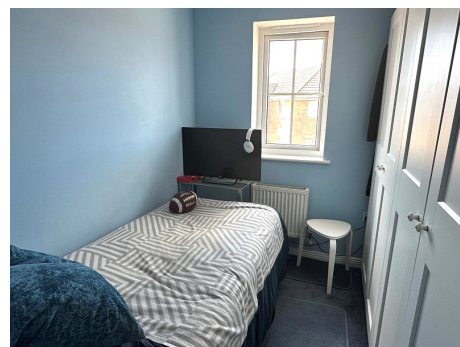
Broadband is available in the vicinity and the mobile phone signal in the area is deemed to be good.

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.