



Jersey Quay, Port Talbot, Neath Port Talbot.
SA12 6QN

£169,950



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We are pleased to offer this THREE BEDROOM mid terrace property which is located on ABERAVON BEACH FRONT and is close to local schools, amenities and PORT TALBOT TOWN CENTRE. Benefiting from a low maintenance ENCLOSED REAR GARDEN and TWO ALLOCATED PARKING SPACES to the front.

£169,950 - Freehold

- Three bedroom mid terrace
- Beach front location
- Two allocated parking spaces
- Well presented throughout
- No ongoing chain



OVERVIEW

Ideally located on the seafront, this three bedroom mid terrace house is just seconds from the award-winning Aberavon Beach. Situated within close proximity of local restaurants, amenities and Tywyn Primary School, this well presented property would make an ideal first time purchase or family home and is available with no ongoing chain.

Accommodation briefly comprises to the ground floor entrance porch, hallway, lounge and kitchen/diner. To the first floor there are three bedrooms and family shower room. Externally to the rear there is a low maintenance enclosed garden with gated side access. To the front there are two allocated parking bays and pathway leading to front door.

ENTRANCE PORCH

Enter via panelled door with decorative glass.

HALLWAY (5' 7" x 3' 3") or (1.71m x 1.00m)

Skimmed ceiling and walls. Radiator. Wood effect laminate flooring. Doors leading off.

DOWNSTAIRS W.C. (5' 3" x 2' 11") or (1.61m x 0.90m)

Skimmed ceiling with centre light. Double glazed PVCu frosted window overlooking the front. Skimmed walls. Two piece suite comprising low level w.c. and wash hand basin with mixer tap. Wood effect laminate flooring.

LOUNGE (13' 0" x 13' 0") or (3.96m x 3.95m)

Skimmed ceiling with centre light. Skimmed walls. Double glazed PVCu window overlooking the front. Radiator. Staircase leading to first floor landing. Under stair storage. Wood effect laminate flooring. Doorway leading through to kitchen/diner.

KITCHEN/DINER (13' 1" x 8' 3") or (3.99m x 2.52m)

Skimmed ceiling with centre light and spotlights. Skimmed walls. Tiling to splash-back areas. Radiator. Double glazed PVCu window and French doors giving access to rear garden. Kitchen comprises a range of wall and base units with coordinating laminate worktops. Inset stainless steel sink and drainer with mixer tap. Integrated four ring gas hob and electric oven with over head extractor fan. Space for automatic washing machine. Space for fridge/freezer. Cupboard housing wall mounted gas combination boiler. Tiled flooring.

FIRST FLOOR LANDING

Skimmed ceiling. Access to loft. Skimmed walls. Built-in storage cupboard. Fitted carpet. Doors leading off.

BEDROOM 1 (10' 11" x 9' 10") or (3.33m x 3.0m)

Skimmed ceiling with centre light. Skimmed walls. Radiator. Two double glazed PVCu windows with vertical blinds overlooking the rear. Fitted carpet.

BEDROOM 2 (10' 6" x 9' 8") or (3.21m x 2.95m)

Skimmed ceiling with centre light. Skimmed walls. Double glazed PVCu window with vertical blinds overlooking the front. Radiator. Fitted carpet.



BEDROOM 3 (9' 3" x 7' 2") or (2.82m x 2.18m)

Skimmed ceiling with centre light. Skimmed walls. Double glazed PVCu window with vertical blinds overlooking the front. Radiator. Fitted carpet.

FAMILY SHOWER ROOM (6' 7" x 5' 6") or (2.0m x 1.68m)

Skimmed ceiling with centre light. Skimmed walls. Double glazed PVCu frosted window overlooking the rear. Radiator. Three piece suite comprising low level w.c., wash hand basin and shower cubicle with glass screen. Vinyl flooring.

OUTSIDE


To the rear there is a low maintenance garden which is bound by fencing and laid to patio and stone chippings. Wooden storage shed. Wooden gate giving access to the front. To the front there are two allocated parking spaces with a pathway leading to front door.

NOTE

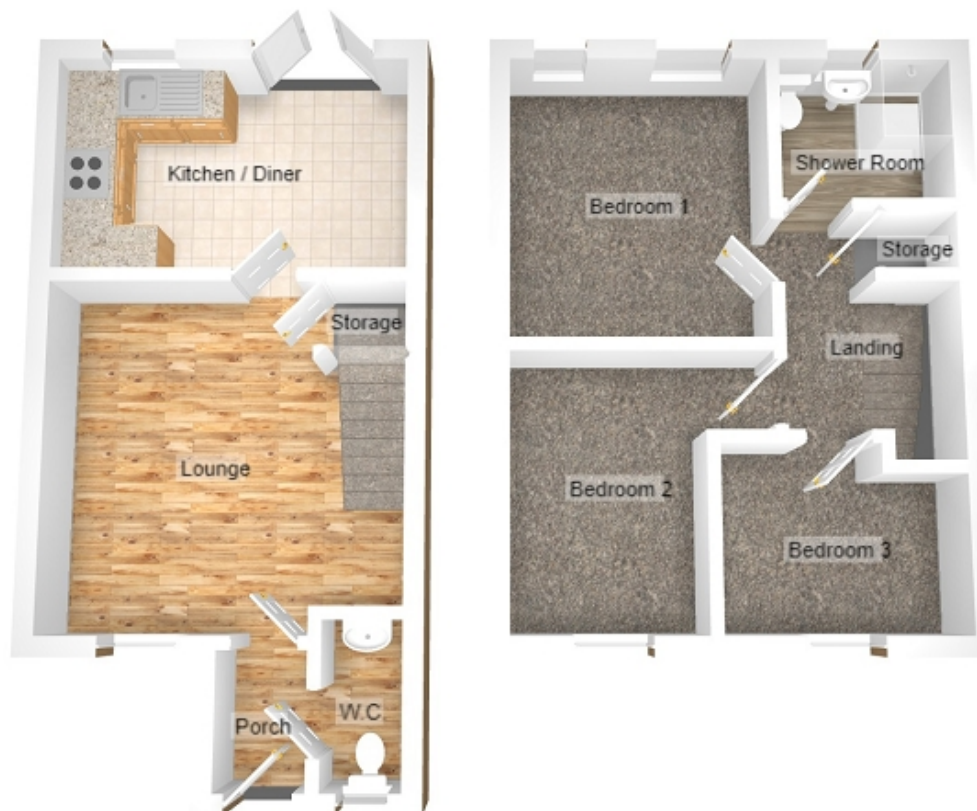
We have been advised the property is freehold, however, the title deeds have not been inspected.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	76	
(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.



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