



17 Jersey Quay, Port Talbot, SA12 6QN Offers Over £199,995

DECEPTIVELY SPACIOUS FOUR BEDROOM TOWNHOUSE!!...SEAFRONT LOCATION!!...ONE OF ONLY TWO BUILT WITHIN JERSEY QUAY DEVELOPMENT!!...OFFERS OVER £199,995 ...Modern SPACIOUS townhouse offering spacious family accommodation. Pennaf Premier Sales & Lettings are pleased to offer for sale this property with is located on Aberavon beachfront. The property briefly comprises of spacious kitchen/diner, utility and cloakroom to the ground floor, large reception room and two bedrooms to the first floor with a further two bedrooms, one with en-suite and family bathroom to the second floor. With integral garage and the seafront on the doorstep. To arrange a viewing please contact the office on 01639 760033.

GROUND FLOOR

Hallway

Entrance via frosted glass composite door. Laminate flooring. Staircase leading to the first floor, integral door to the garage.

Cloakroom

Tiled effect vinyl flooring, low level w.c. and vanity unit with tiling to splashback, extractor, radiator, spotlights.

Kitchen/Diner

6.28m x 3.92m (20' 7" x 12' 10") Fully fitted wall and base units with coordinating roll edge worktops and matching upstands. Inset sink and drainer with mixer tap. Integrated dishwasher, space for fridge/freezer, integrated electric oven and four gas burner hob, stainless steel splashback and extractor. Display cabinets. Vinyl flooring. Double glazed windows overlooking the rear of the property. Television connection point, radiator. Laminate flooring.

Utility Room

Double glazed composite door leading to the rear of the property. Range of base units with coordinating roll edge worktops and matching upstands. Wall mounted central heating boiler. Inset sink and drainer with mixer tap. Plumbing for washing machine and space for tumble dryer. Extractor, radiator and vinyl flooring.

FIRST FLOOR

Landing

Carpet to the stairs leading to the first floor, double glazed window overlooking the front. Double radiator, stairs leading to the second floor.

Reception Room

4.90m x 4.81m (16' 1" x 15' 9") Large reception room with two double glazed windows overlooking the rear of the property. Fitted carpets, two radiators, television connection point.

Bedroom 3

3.17m x 2.76m (10' 5" x 9' 1") Carpet to the floor, two radiators, two double glazed windows to the rear of the property.

Bedroom 4

2.86m x 2.09m (9' 5" x 6' 10") Carpet to the floor, radiator, double glazed window overlooking the front of the property.

SECOND FLOOR

Landing.

Stairs leading from the first floor to the second floor, carpet, access to bedrooms and family bathroom.

Master Bedroom

4.89m x 4.01m (16' 1" x 13' 2") Carpet to the floor, two radiators, two double glazed windows to the rear of the property, fan light.

En-Suite

Three piece suite comprising walk-in shower cubicle, hand basin and low level w.c. Tiled splashback, extractor, spotlights, radiator. vinyl flooring, frosted window overlooking the rear of the property.

Bedroom 2

5.62m x 2.98m (18' 5" x 9' 9") Carpet to the floor, radiator, double galzed windows offering sea views overlooking the front of the property. Access to the loft.

Family Bathroom

Three piece suite comprising panelled bath, vanity unit and low level w.c. Tiling to splashback areas, storage cupboard, double radiator, extractor, spotlights. Vinyl to the floor.

OUTSIDE

Front garden

Open garden laid to stone chippings with mature planting. Driveway leading to integral garage, pathway leading to front door.


Rear Garden

Enclosed courtyard to the rear of the property, laid to stone chippings with gate providing access to the seafront.

Garage

Integral garage.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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