



15 Jersey Quay, Port Talbot, SA12 6QN £220,000

.....SIZE MATTERS!!...Pennaf Premier are pleased to offer For Sale this spacious four bedroom townhouse within a stones throw of Aberavon beachfront. One of only two built "THE LEDBURY" providing spacious accomodation within the JERSEY QUAY development 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. The property benefits from having the seafront on the doorstep and off road parking and the additional benefit of an integral garage. To arrange a viewing please contact the office on 01639 760033. NO ON GOING CHAIN.

GROUND FLOOR

Entrance Hallway

2.634m x 3.058m (8' 8" x 10' 0") Entrance via Composite front door into hallway. Vinyl flooring, emulsion walls, radiator, consumer unit, smoke alarm, doors leading to other rooms, stairs to the first floor.

Cloakroom WC

1.346m x 1.472m (4' 5" x 4' 10") Low level W.C., Pedestal wash hand basin with mixer tap and tiled splash back, vinyl flooring, emulsion walls, radiator, integrated spot lights, extractor fan, storage cupboard.

Kitchen/Diner

6.550m x 3.041m (21' 6" x 10' 0") Fully fitted wall and base units with contrasting roll edge worktops and matching upstands, integrated electric oven and gas hob with overhead extraction and stainless steel splash back, inset stainless steel sink and drainer with mixer tap, integrated dishwasher, space for fridge freezer, display cabinets, vinyl flooring, three rear facing Upvc double glazed windows, emulsion walls, two radiators, central light and integrated spot lights, door leading into the utility room.

Utility Room

2.021m x 1.646m (6' 8" x 5' 5") Range of base units with contrasting roll edge work tops and matching upstands, wall mounted central heating boiler with 5 year warranty, inset sink and drainer with mixer tap, plumbing for washing machine and space for tumble dryer, vinyl flooring, emulsion walls, radiator, inset spotlights, rear facing Composite door giving access to the rear.

FIRST FLOOR

Stairs and Landing.

Carpet to the stairs and landing, emulsion walls, central light, front facing Upvc double glazed window, doors leading to other rooms.

Lounge

4.922m x 4.752m (16' 2" x 15' 7") Laminate flooring, emulsion walls, two radiators, two rear facing Upvc double glazed windows, ample power points, television connection point.

Bedroom Four

2.86m x 2.077m (9' 5" x 6' 10") Laminate flooring, emulsion walls, radiator, central light, front facing Upvc double glazed window, ample power points, television point.

Bedroom Three

2.751m x 3.152m (9' 0" x 10' 4") Laminate floor, emulsion walls, two radiators, central light, two rear facing Upvc double glazed windows.

Second Floor

Stairs and Landing

Carpet to the stairs and landing to the first floor, front facing Upvc double glazed window, emulsion walls, radiator, smoke alarm, central light, stair case leading to the second floor.

Master Bedroom & Ensuite Shower Room

5.037m x 4.019m (16' 6" x 13' 2") Laminate flooring, emulsion

walls, two radiators, two rear facing Upvc double glazed windows, central light, ample power points, television point, door leading into en suite shower room.

En Suite Shower Room

1.849m x 2.027m (6' 1" x 6' 8") Three piece suite comprising of shower cubicle with power shower and tiled enclosure, low level W.C., pedestal wash hand basin with mixer tap and tiled splash back, vinyl flooring, emulsion walls, radiator, shaver point, extractor fan, rear facing Upvc double glazed window with obscure glass, integrated spotlights.

Bedroom Two

5.593m x 2.985m (18' 4" x 9' 10") Laminate flooring, emulsion walls, two radiators, central light, two front facing Upvc double glazed windows, ample power points.

Family Bathroom

Three piece suite comprising of panelled bath with shower over, inset wash hand basin within vanity unit and low level W.C., vinyl flooring, emulsion walls, radiator, inset spotlights rear facing Upvc double glazed window with opaque glass, door to airing cupboard, extractor fan.

OUTSIDE

Front Garden

Open garden laid to stone chippings with driveway leading to integral garage, pathway leading to front door.


Rear Access

Enclosed rear access to the property, laid to stone chippings with gate access to pavement with beachfront located to the right.

Integral Garage

Integral garage with power, up and over garage door.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	78	86
England & Wales		EU Directive 2002/91/EC 

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