



## 1 Jersey Quay, Port Talbot, SA12 6QN

**£189,995**

BEACH LOCATION!!!...FORMER SHOW HOME!!!...PRIME LOCATION!!!...Pennaf Premier are pleased to offer for sale this three storey four bedroom townhouse with distant sea views of Aberavon beach and beyond from the upper floors. The property briefly consists of kitchen/dining room, bedroom and downstairs cloakroom on the ground floor with L shape lounge and bedroom to the first floor. To the second floor there is a master bedroom with en suite bathroom, family bathroom and further double bedroom. The property benefits from having a front and rear garden and garage with driveway. To arrange a viewing please contact the office on 01639 760033.

## GROUND FLOOR

### Entrance Hallway

Carpet to the floor, emulsion walls with coving to ceiling, radiator, central light, smoke alarm, understair storage cupboard, doors leading to other rooms, stairs to the first floor.

### Bedroom Four

2.431m x 2.934m (8' 0" x 9' 8") Carpet to the floor, emulsion walls with coving to ceiling, radiator, front facing Upvc double glazed window, central light, ample power points.

### Kitchen/Diner

4.612m at the widest point x 4.643m (15' 2" x 15' 3") L shape kitchen/diner with rear facing Upvc double glazed sliding patio doors, giving access to the rear garden. Fully fitted kitchen comprising of wall and base units with contrasting laminate roll edge work tops, integrated electric oven with gas hob and overhead extraction, inset stainless steel sink and drainer with mixer tap, tiled splash back, cupboard housing combi boiler, integrated fridge freezer, plumbing for washing machine, integrated dishwasher, rear facing Upvc double glazed window. Tiled flooring, emulsion walls, radiator, central light, ample power points.

### Downstairs Cloakroom

0.843m x 2.162m (2' 9" x 7' 1") Carpet to the floor, emulsion walls, radiator, pedestal wash hand basin with mixer tap and tiled splash back, low level W.C., extraction fan.

## FIRST FLOOR

### Stairs and landing

Carpet to the stairs and landing, emulsion walls with coving to the ceiling, side facing box bay Upvc double glazed window, front facing Upvc double glazed window, radiator, doors leading to other rooms, ample power points, central light, smoke alarm.

### Lounge

4.620m at the widest point x 4.635m (15' 2" x 15' 2") ' L' shaped lounge with rear facing Upvc double glazed window and french doors with Juliet balcony, carpet to the floor, emulsion walls with coving to ceiling, two radiators, central light, ample power points.



### Bedroom Two

2.565m x 3.406m (8' 5" x 11' 2") Carpet to the floor, emulsion walls, radiator, built in floor to ceiling wardrobes, rear facing

Upvc double glazed window, access to the attic, ample power points, built in floor to ceiling wardrobes.



## SECOND FLOOR

### Stairs and Landing

Carpet to the stairs and landing, emulsion walls with coving to ceiling, radiator, central light, smoke alarm, doors leading to other rooms.



### Master Bedroom

2.761m x 3.417m (9' 1" x 11' 3") Carpet to the floor, emulsion walls with coving to ceiling, radiator, central light, floor to ceiling fitted wardrobes, ample power points, T.V. point, front facing Upvc double glazed window with distant sea views, door to en suite bathroom.





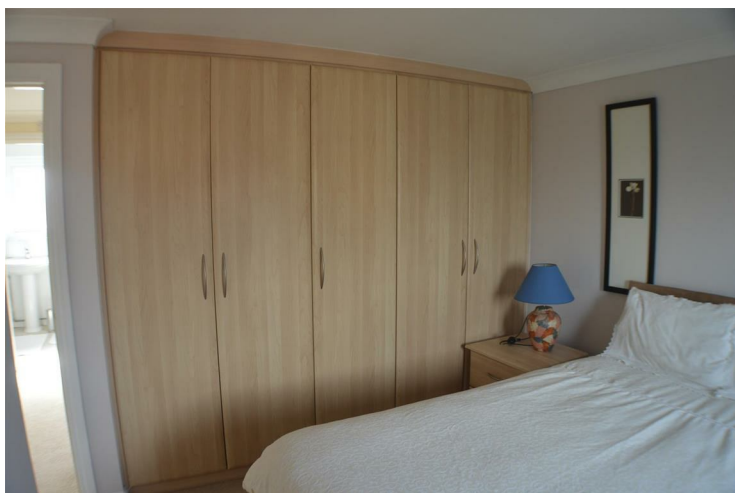
### En Suite Bathroom

Three piece suite comprising of low level W.C., shower cubicle with tiled enclosure, pedestal wash hand basin with mixer tap and tiled splash back, radiator, extractor fan, front facing Upvc double glazed window with obscure glass.



### Bedroom Three

2.660m x 2.824m (8' 9" x 9' 3") Front facing Upvc double glazed window with distant sea views, carpet to the floor, emulsion walls, radiator, built in floor to ceiling wardrobe, ample power points.



### Family Bathroom

1.941m x 1.693m (6' 4" x 5' 7") Three piece suite comprising of panelled bath with electric "Triton" shower over bath and tiled enclosure, pedestal wash hand basin with mixer tap, low level W.C., vinyl flooring, emulsion walls, integrated spot lights, extraction fan, rear facing Upvc double glazed window with obscure glass.



### OUTSIDE

#### Rear Garden

Fully enclosed rear garden, mainly laid to lawn, paved pathway.

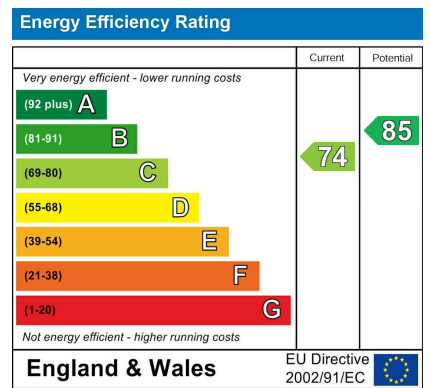


#### Garage

Up and over garage door with driveway for two cars.

#### Front Garden

Paved pathway to front door, lawn to front and side, brick walls to the front and side with railings, side gate access to rear garden.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.