



49 Jersey Quay, Port Talbot, SA12 6QN £155,000

....TURN KEY APARTMENT!!...IMMACULATELY PRESENTED!!...ENJOYING PRIME VIEWS OVER THE POPULAR ABERAVON BEACH!! Pennaf Premier are pleased to offer for sale this Second Floor apartment with panoramic sea views of Aberavon beachfront and Swansea Bay beyond. The accommodation consists of a spacious kitchen/lounge with balcony with two double bedrooms and bathroom. The apartment benefits from fully double glazed windows, economy 7 storage heaters, security intercom system and allocated car parking. All the furniture is remaining within the apartment. To arrange a viewing please contact the office on 01639 760033.

GROUND FLOOR

Entrance

Entrance via front door into the main lobby - hallway. Letterbox and intercom system.

Entrance Hallway

Entrance via Oak front door into the apartment hallway, "Karndean" flooring throughout the hallway, emulsion walls, wall mounted storage heater, intercom system, integrated spotlights, doors leading to other rooms.

Lounge

3.947m x 4.238m (12' 11" x 13' 11") Stunning sea views with two front facing pvcU double glazed window and sliding french doors onto balcony, continuation of "karndean" flooring, emulsion walls, wall mounted storage heater, ample power points, integrated spotlights. The lounge is open plan to the kitchen.

Kitchen diner 3.580m x 2.073m (11' 9" x 6' 10") - Fully fitted kitchen comprising of wall and base units, wine rack, inset sink and drainer, integrated electric hob, oven and overhead extractor unit, integrated dishwasher, integrated "Smeg" dryer/washing machine, fridge freezer, continuation of "Karndean" flooring. Two windows providing sea views, curtains and blinds to remain.

Balcony

Panoramic sea views of Aberavon Beachfront and across to Swansea Bay. Space for seating.

Bedroom

3.321m x 3.790m (10' 11" x 12' 5") Carpet to the floor, emulsion walls, storage heater, integrated spot lights, ample power points, television aerial, front facing uPVC turn and tilt window.

Bedroom

3.326m x 3.436m (10' 11" x 11' 3") Carpet to the floor, emulsion walls, storage heater, front facing uPVC tilt and turn window,, ample power points.

Bathroom

1.813m x 1.950m (5' 11" x 6' 5") Continuation of the "Karndean" flooring, emulsion walls with tiled walls surrounding the bath, spot lights, heated towel rail, P shaped bath, w.c. vanity hand basin with high gloss laminate top, extractor fan, mirror, power points, shaver point.

OUTSIDE

Parking

Parking to the front of the property for one vehicle.



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>		
	80	83
England & Wales		EU Directive 2002/91/EC

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