



1 Jersey Quay, Port Talbot, SA12 6QN

£239,000

REDUCED TO £239,000...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 shower room, 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

Laminate flooring, emulsion walls with coving to ceiling, radiator, central light, smoke alarm, under stair storage cupboard, doors leading to other rooms, stairs to the first floor.

Bedroom Four

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



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.



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. Newly fitted kitchen comprising of wall and base units with contrasting laminate roll edge work tops, integrated electric oven and hob with overhead extraction, inset 1 and 1/2 bowl stainless steel sink and drainer with mixer tap, tiled splash back, cupboard housing combi boiler, space for fridge freezer, space and plumbing for washing machine, space for dishwasher, rear facing Upvc double glazed window. Laminate flooring, emulsion walls, radiator, central light, ample power points.



Downstairs Cloakroom

0.843m x 2.162m (2' 9" x 7' 1") Vinyl flooring, respatex walls, radiator, pedestal wash hand basin with mixer tap, low level W.C., extraction fan.

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, laminate flooring, emulsion walls with coving to ceiling, two radiators, central light, ample power points.



En Suite shower room

Three piece suite comprising of low level W.C., shower cubicle with respatex 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

8'8" x 9'3" (2.660 x 2.824)

2.565m x 3.406m (8' 5" x 11' 2") Front facing Upvc double glazed window with distant sea views, carpet to the floor, emulsion walls, radiator, built in wardrobe, ample power points.



Bedroom Two

8'4" x 11'2" (2.565 x 3.406)

Laminate flooring, emulsion walls with coving to ceiling, radiator, built in floor to ceiling wardrobe, ample power points, rear facing Upvc double glazed window, loft access.

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") Vinyl flooring, 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 shower room.

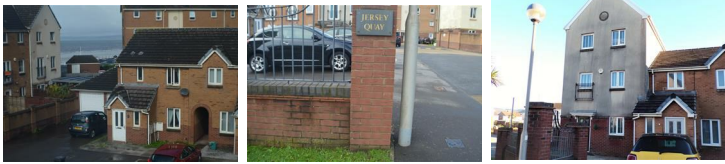


Family Bathroom

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.



EXTERNAL



Rear Garden

Fully enclosed rear garden comprising of a decked area, patio area and artificial grass area.

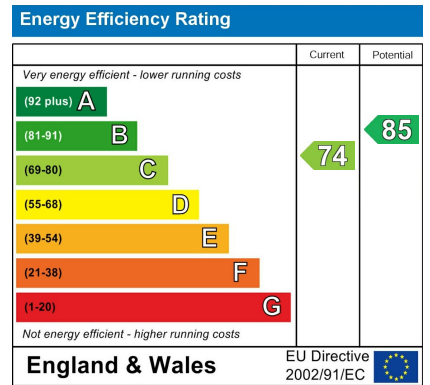
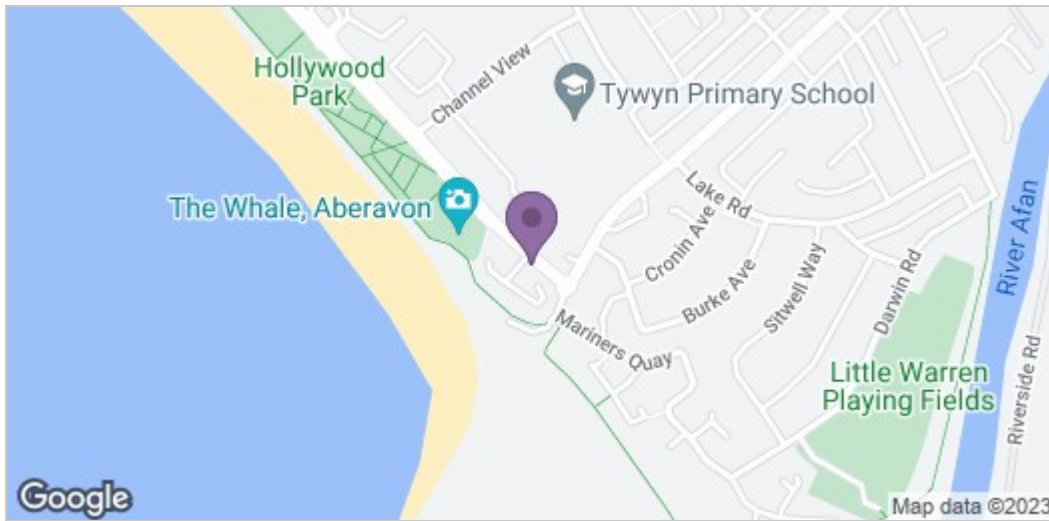


Garage

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.