Pennaf premier™

Sales & Lettings

46 Mariners Quay, Port Talbot, SA12 6AN

£270,000

Pennaf Premier are pleased to offer for sale this well-presented semi-detached house which offers a delightful blend of comfort and convenience. Just a mere two-minute stroll from the beautiful Aberavon sea front, this property is perfect for those who appreciate coastal living.

The house features a spacious reception room, ideal for both relaxation and entertaining. With three generously sized bedrooms, there is ample space for families or those seeking a home office. The property boasts a ground floor cloakroom and first floor bathroom, ensuring that morning routines are a breeze.

Parking is made easy with a single garage and a large driveway. The front and rear gardens offer a lovely outdoor space for gardening enthusiasts or for children to play, all set within a peaceful cul-de-sac that enhances the sense of community.

Additionally, the property benefits from a newly fitted boiler, ensuring warmth and efficiency throughout the seasons. This home is not just a place to live; it is a sanctuary that combines modern living with the tranquillity of its surroundings. Whether you are looking to settle down or invest, this property is a wonderful opportunity not to be missed.

To book an appointment please call the Pennaf Premier sales team on 01639 760033.

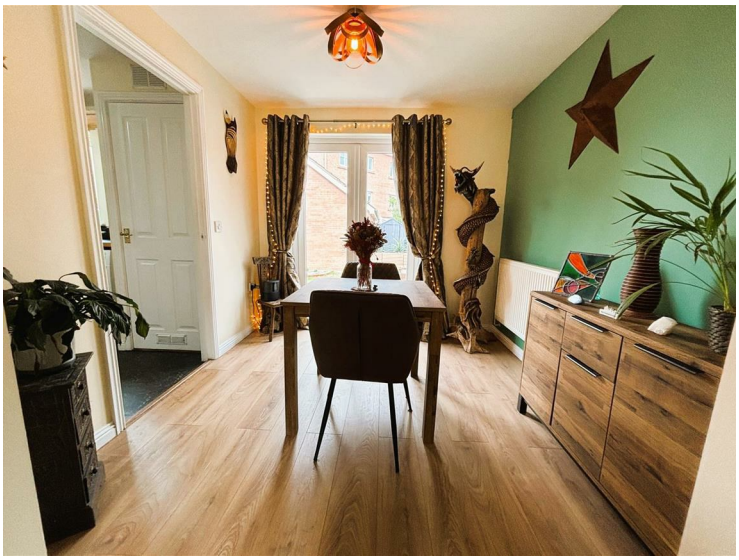
GROUND FLOOR

Entrance Hallway
Entrance through front door into hallway. Emulsion painted walls and ceiling, central light, archway divide, radiator, carpet. Large under stair cupboard.

Downstairs Cloakroom
6'1" x 4'1" (1.863 x 1.268)
Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, feature wall, low level w.c, wash hand basin, extractor fan, radiator, vinyl flooring.

Living Room
12'3" x 10'10" (3.750 x 3.317)
Upvc window to front. Emulsion painted walls and ceiling, central light, radator, laminate flooring.

Dining Room
8'6" x 8'4" (2.591 x 2.545)
Upvc double glazed french doors to rear. Emulsion painted walls and ceiling, central light, radiator, laminate flooring.



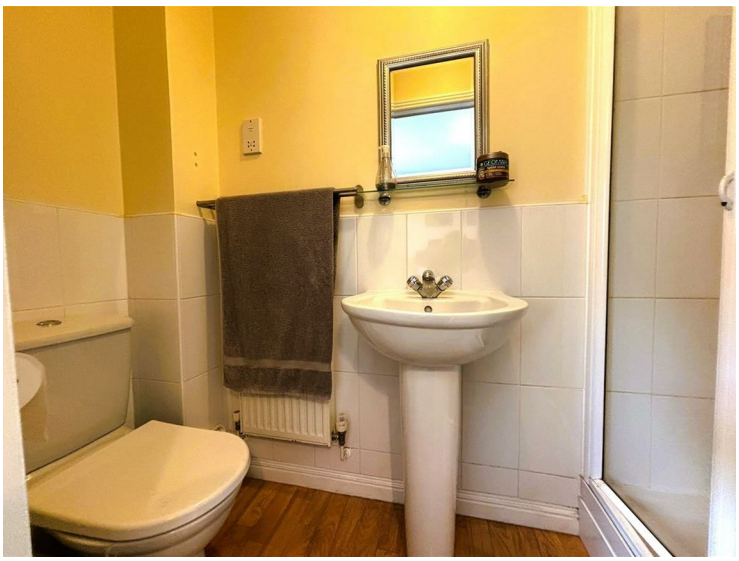
Kitchen
11'7" x 8'2" (3.55 x 2.5)
Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light. Range of wall and base units, laminate work surface with upstand. Integrated electric oven, hob, extractor fan, stainless steel splashback, stainless steel sink with mixer taps, space for washing machine, tumble dryer and fridge\freezer, laminate flooring. Large cupboard housing recently installed combination boiler.

FIRST FLOOR

Stairs and Landing
Wooden banister and handrail, emulsion painted walls and ceiling, central light, access to loft, carpet to stairs and landing.

Bedroom One
11'3" x 8'6" (3.449 x 2.606)
Upvc double glazed window to front, emulsion painted walls and ceiling, central light, radiator, carpet. Fitted wardrobe.

En Suite
7'11" x 2'11" (2.433 x 0.909)
Emulsion painted walls and ceiling, central light, shower enclosure fully tiled, low level w.c, wash handbasin, extractor fan, shaving point, radiator, laminate flooring.



Bedroom Two
11'9" x 7'6" (3.586 x 2.287)
Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet. Fitted wardrobe.

Bedroom Three
9'1" x 8'4" (2.791 x 2.560)
Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet.

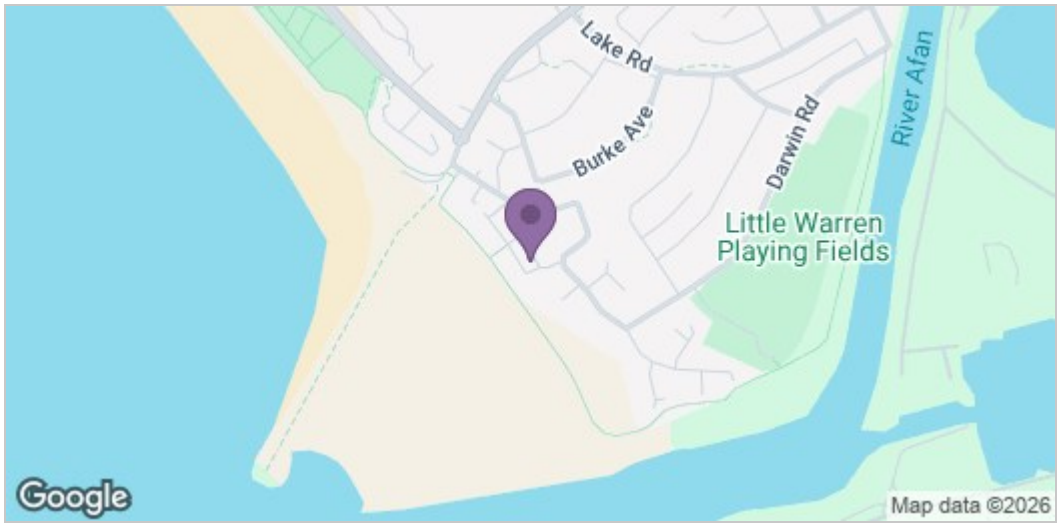
Bathroom
8'4" x 6'1" (2.542 x 1.875)
Upvc window to front. Emulsion painted walls and ceiling, central light. Standard bath, fully tiled over, low level w.c, wash handbasin, shaver point, radiator, laminate flooring.

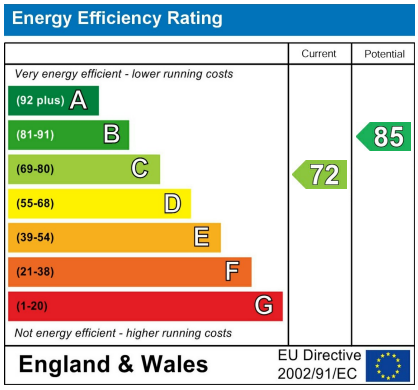
EXTERNAL

Front Garden
Enclosed front garden with wooden fencing and gate. Pathway leading to front door. Lawned garden area with flower box planters.

Rear Garden
Enclosed rear garden with brick walls, pathway to gate leading on to driveway and garage. Seating/entertainment area with rest laid to lawn, feature gravel flower bed.

Garage
16'8" x 8'4" (5.082 x 2.547)
Single brick garage. Double opening garage door. Large driveway to side of property.





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