

FOR  
SALE



76 Mariners Quay, Port Talbot, West Glamorgan SA12 6AN

Offers in Excess of £300,000 - Freehold

55, Station Road, Port Talbot, SA13 1NW 01639 891268 porttalbot@pjchomes.co.uk

Payton  
Jewell  
Caines



## PROPERTY SUMMARY

Situated in a desirable location just a stone throw away from Aberavon beach front, this immaculately presented three bedroom detached property would be an ideal choice for families. The property benefits from a recently refurbished Wren kitchen with integrated appliances. Early viewing is highly recommended to appreciate all this beautiful family home has to offer. Available with no onward chain.

## POINTS OF INTEREST

- Three bedroom detached house
- En suite, family bathroom and downstairs w.c.
- Walking distance of Aberavon sea front
- Off road parking and single garage
- No ongoing chain
- EPC - / Council tax -



## ROOM DESCRIPTIONS

### Entrance

Skimmed, emulsioned and coved ceiling with ceiling light and smoke detector, skimmed and emulsioned walls, radiator, under stairs storage, stairs leading to the first floor and vinyl flooring in Herringbone wood effect. Doors leading off and stairs leading to the first floor.

### Reception Room

3.11m x 5.59m (10' 2" x 18' 4") Skimmed, emulsioned and coved ceiling with two ceiling lights, skimmed and emulsioned walls, two radiators and fitted carpet. Dual aspect PVCu double glazed windows to the front and PVCu double glazed French doors leading to the rear garden. The focal point of the room is the fireplace with wooden mantle and marble hearth and surround with space for an electric fire.

### Kitchen / Diner

2.71m x 5.70m (8' 11" x 18' 8") Skimmed, emulsioned and coved ceiling with two sets of ceiling lights, skimmed and emulsioned walls and radiator, Dual aspect PVCu double glazed window to the front and PVCu French doors leading to the rear garden. Newly installed Wren kitchen comprising a range of wall and base units with coordinating marble effect work surfaces and matching up stands with under counter lighting and spot lights to the plinths. Integrated appliances include an automatic washing machine, dishwasher, gas hob with over head extractor hood and oven. Space for fridge/freezer and dining table and chairs. Vinyl flooring in Herringbone wood effect.

### Downstairs w.c.

1.17m x 1.76m (3' 10" x 5' 9") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu frosted double glazed window overlooking the rear of the property. Two piece suite comprising low level w.c. pedestal wash hand basin with tiling to the splash back and vinyl flooring in Herringbone wood effect.

### Landing

Via stairs with fitted carpet and wooden spindle balustrade. Skimmed and emulsioned ceiling with ceiling light, smoke detector and access to the loft which is partially boarded for storage. Skimmed and emulsioned walls, radiator, fitted carpet and PVCu double glazed window overlooking the rear of the property. Built in storage housing a gas fired combination boiler. Doors leading off.

### Bedroom 1

3.25m x 4.79m (10' 8" x 15' 9") measurements narrow to 3.21m. Skimmed and emulsioned ceiling, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear and fitted carpet. Built in wardrobe with double doors and

further cupboard for storage. Door leading to the en suite.

### En suite

1.36m x 2.80m (4' 6" x 9' 2") Measurements are into the shower cubicle. Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls with tiling to the splash back areas, radiator and PVCu frosted double glazed window overlooking the front of the property. Three piece suite comprising low level w.c. pedestal wash hand basin and shower cubicle. Vinyl flooring in Herringbone wood effect.

### Bedroom 2

2.78m x 2.96m (9' 1" x 9' 9") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the front of the property and fitted carpet. Built in wardrobes with double doors.

### Bedroom 3

2.00m x 2.79m (6' 7" x 9' 2") Skimmed and emulsioned ceiling with ceiling light, skimmed and emulsioned walls, radiator, PVCu double glazed window overlooking the rear of the property and fitted carpet. Built in storage cupboard.

### Family Bathroom

1.90m x 2.28m (6' 3" x 7' 6") Skimmed and emulsioned ceiling with ceiling light, extractor fan, part emulsioned / part tiled walls to the splash back areas, radiator and PVCu frosted double glazed window overlooking the front of the property. Three piece suite in white comprising low level w.c. pedestal wash hand basin and panelled bath. Vinyl flooring in Herringbone wood effect.

### Outside

Enclosed rear garden bound by panel fencing, laid mainly to lawn with borders for shrubs and planting. Area laid to patio, outside water tap and gated access to the front of the property.

The front garden is laid to lawn with steps leading to the front door. Car parking space and garage accessed via an up and over door located adjacent to the property.







Awaiting EPC &  
Floorplan