

FOR
SALE



35 Jersey Quay, Port Talbot, West Glamorgan SA12 6QN

£180,000 - Leasehold

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Payton
Jewell
Caines

PROPERTY SUMMARY

Situated on the third floor, this well-presented apartment enjoys extensive coastal views over Aberavon Beach, stretching as far as Mumbles and across Swansea Bay. The accommodation briefly comprises an entrance hall leading into a bright and spacious open-plan lounge, kitchen, and dining area, complete with fitted appliances. There are two well-proportioned bedrooms and a modern bathroom. The property has been recently redecorated and benefits from newly fitted carpets, offering a fresh and move-in-ready finish. Externally, there is an allocated parking space. Early viewing is highly recommended, making this an ideal purchase for first-time buyers or investors alike.

POINTS OF INTEREST

- Third floor apartment
- Two bedrooms
- Extensive views
- Dedicated parking space
- Ideal first time or investment purchase
- Viewing recommended



ROOM DESCRIPTIONS

Entrance

Via communal door with stairs leading to the third floor. Timber framed fire door leading into the entrance hall.

Entrance hall

Wall mounted electric heater, downlights, loft access, smoke alarm and storage cupboard. Phone intercom and block glazed opaque feature glass to the lounge.

Open plan lounge/kitchen/diner

6.06m x 3.58m (19' 11" x 11' 9") measurements narrow to 4.23m. Emulsioned walls, two double glazed PVCu windows to the rear overlooking Swansea bay and double glazed sliding patio door with balcony and wall mounted heater. The kitchen is finished with a range of matching wall and base units with complementary roll edge work surface housing a circular sink and single drainer with mixer tap. integrated electric hob and oven, plumbing for automatic washing machine, concealed light and downlights. Vinyl flooring to the kitchen area and fitted carpet to the lounge.

Bedroom 1

3.31m x 3.40m (10' 10" x 11' 2") Wall mounted electric heater, PVCu double glazed window to the side, downlights, fitted carpet and emulsioned walls,

Bedroom 2

3.32m x 3.78m (10' 11" x 12' 5") max. PVCu double glazed window to the side, wall mounted electric heater, emulsioned walls, fitted carpet and downlights.

Bathroom

1.79m x 1.94m (5' 10" x 6' 4") PVCu double glazed opaque window to the rear and heated towel rail. Three piece suite comprising bath with mains fed electric shower attachment and mixer tap, wash hand basin with mixer tap set within a vanity unit and low level WC. Storage cupboard, extractor fan, down lights and part emulsioned / part ceramic tiled walls. Mirrored wall and shaver point.

Note

Leasehold

Lease term: 125 years from 1 January 2005

Ground rent: TBC

Service charge: TBC



Awaiting Floorplan

