

THE GUILD
PROPERTY
PROFESSIONALS

2021
WALES
SALES
GOLD WINNER

Peter Morgan Sales
Lettings & Financial

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The Telegraph



48 Ocean View, Jersey Marine, Neath, Neath Port Talbot. SA10 6JZ



£330,000

Main Features

- Detached Family Home
- Sought After Location
- Freehold
- Four Bedrooms
- EPC - EPC
- Gas Combi Boiler
- Off road parking
- Council Tax - D
- Conservatory
- Need A Mortgage? We Can Help!

General Information

Nestled in the desirable development in Jersey Marine, this detached property comprises of a lounge, WC, utility room and kitchen diner to the ground floor, four bedrooms, en-suite and family bathroom to the first floor, also benefiting from off road parking, a detached garage and an enclosed rear garden.

Located within easy access to the M4 corridor, close to the Towers Hotel & Spa, David Lloyds, Swansea Bay Golf Club, a short drive to Swansea Town Centre and also having excellent transport links.

Please visit our new and improved website for more information!

GROUND FLOOR

Lounge

uPVC double glazed window to front aspect, radiator and carpeted flooring.

W.C.

Comprising of a low level WC and wash hand basin. uPVC double glazed window, radiator, wood-effect laminate flooring and storage cupboard.

Kitchen / Dining Room

Appointed with a range of matching wood effect wall and base units with work tops over and an inset sink with mixer tap. Integrated oven and hob with fan over, plumbing in place for dishwasher, space for free standing fridge freezer and wood effect flooring. uPVC patio doors to;

Utility Room

Wall units and work tops. Plumbing in place for washing machine, space for tumble dryer, wood effect flooring and a cupboard housing a combi boiler serving domestic hot water and gas central heating. uPVC door to access rear garden.

Conservatory

UPVC double glazed windows, wood effect flooring and radiator. Access to rear garden.

FIRST FLOOR

Bedroom One

UPVC double glazed window to front aspect, carpeted flooring, radiator and built in wardrobes.

Door to;

En Suite

Comprising of a low level WC, wash hand basin and shower cubicle. uPVC double glazed window and heated towel rail.

Bedroom Two

UPVC double glazed window, radiator and carpeted flooring.

Bedroom Three

uPVC double glazed window, radiator and carpeted flooring.

Bedroom Four

UPVC double glazed window, radiator and carpeted flooring.

EXTERNALLY

Garden

Enclosed front garden laid to lawn with matured shrubs and path to property.

Enclosed rear garden with patio and laid to lawn area.

Garage

Up and over garage door, electric.

Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at npt@petermorgan.net (fees will apply on completion of the mortgage)

Please Note:

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

Viewings

Strictly By Appointment Only

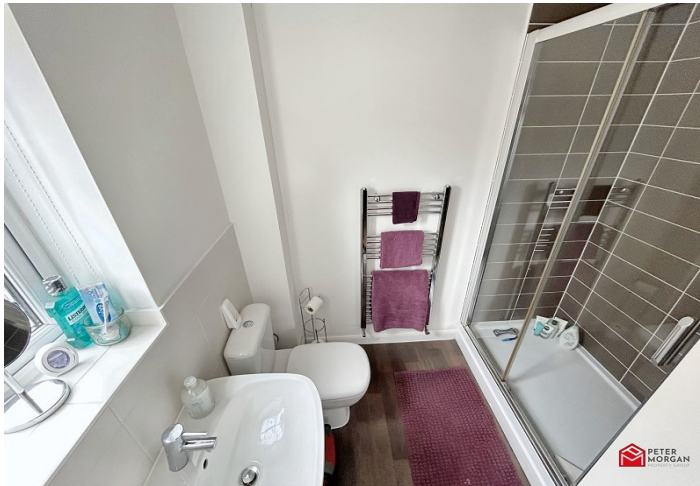
Utilities

Mains electricity, mains water, mains gas, mains drainage (services not tested)

Current council tax banding D

Current heating type Combi

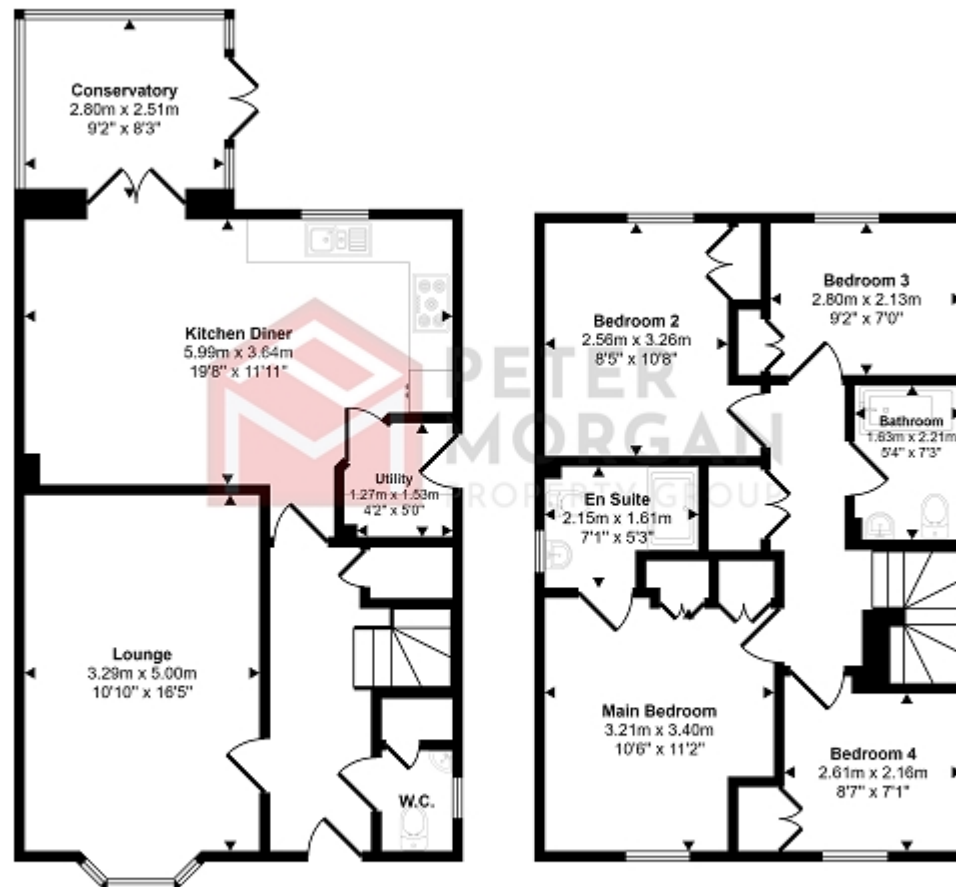
Tenure (To be confirmed) Freehold








Approx Gross Internal Area
113 sq m / 1216 sq ft



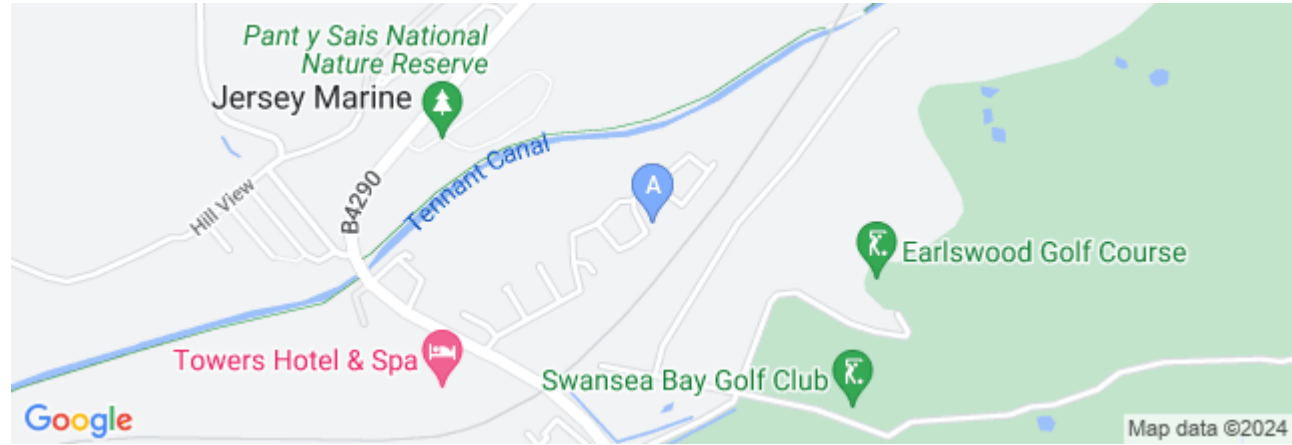
Ground Floor
Approx 61 sq m / 653 sq ft

First Floor
Approx 52 sq m / 563 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) 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>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS(National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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