



23 Ocean View, Jersey Marine, Neath, West Glamorgan SA10 6HR

Guide Price £450,000

Property Features

- ** offered For Sale with no forward chain **
- Sought after cul-de-sac location of Ocean View
- 5/6 bedroom 3-storey executive style property with 3-reception rooms
- Master Bedroom with En Suite & Walk-in Wardrobes / Dressing Area
- Second floor master suite / crafts / hobby room
- Driveway parking for 4 vehicles and rear enclosed low maintenance garden
- Just off Fabian Way (A483) and within 2 miles of J.42 of M4
- Walking distance to village amenities - school, hotel/restaurant, fuel station and golf clubs

Property Summary

A chain-free 5/6 bedroom three storey modern executive style home situated in the highly sought-after development of Ocean View in the conveniently situated village of Jersey Marine, just off Fabian Way and within 2 miles of the M4 at Junction 42.



Full Details

Overview

A 5/6 bedroom three storey modern executive style home situated in the highly sought-after development of Ocean View with ample driveway parking for 4 vehicles and enclosed low maintenance rear garden with timber storage shed.

The property lies in the conveniently situated village of Jersey Marine, just off Fabian Way and within 2 miles of the M4 at Junction 42. The village itself is home to a wide range of amenities to include, primary school, hotel & restaurant, two golf courses, a Shell fuel station and a regular bus service into Swansea city centre.

Accommodation

Ground Floor

Entrance Hall

Front door leading into Hall with tiled flooring. Stairs to first floor with understairs storage cupboards. Door off to Garage, Living Room, Shower Room and through to Kitchen.

Living Room

3.97m x 7.15m (13' 0" x 23' 5")
Bay window to front and window to side. Gas fire place. Solid wood flooring. Double doors leading into Dining Room.

Dining Room

4.1m x 2.97m (13' 5" x 9' 9")
Patio door to rear. Solid wood flooring. Door leading into Kitchen.

Kitchen/ Diner

4.1m x 6.98m (13' 5" x 22' 11")
Base and wall units with worktops and breakfast bar area. Gas rangemaster style cooker with stainless steel extractor hood above, integrated stainless steel sink and dishwasher. Window to rear, uPVC door to side. Door leading out to Conservatory and opening to utility area. Tiled flooring.





Utility Area

1.34m x 2.28m (4' 5" x 7' 6")
Base and wall units with worktops. Plumbing for washing machine. Window to the side. Tiled flooring.

Conservatory

3.29m x 2.86m (10' 10" x 9' 5")
Door to side and windows on all elevations. Tiled flooring.

Shower Room

1.34m x 2.27m (4' 5" x 7' 5")
Wet room shower. WC. Wash hand basin. Extractor fan.

Garage

3.56m x 5.41m (11' 8" x 17' 9")
Mains gas boiler with hot water tank. Window to side and up-and-over door to front.



First Floor

Landing

Large landing area with further oak staircase leading to second floor. Carpet flooring.

Master Bedroom

3.78m x 3.61m (12' 5" x 11' 10")
Window to front. Carpet flooring.

En-Suite Shower Room

1.13m x 1.76m (3' 8" x 5' 9")
Shower cubicle, W.C. wash hand basin. Storage cupboard. Extractor fan. Window to side. Tiled flooring.



Walk-in Wardrobe / Dressing Room

1.2m x 0.8m (3' 11" x 2' 7")
Built in wardrobes with shelving units and clothes rail. Dressing table with light fixtures. Carpet flooring.

Bedroom 2

3.53m x 4.11m (11' 7" x 13' 6")
Window to rear. Carpet flooring.



Family Bathroom

3.08m x 2.64m (10' 1" x 8' 8")
Shower cubicle. Jacuzzi bathtub. WC. Wash hand basin.
Extractor fan. Window to rear. Tiled flooring.

Bedroom 3

4.1m x 3.63m (13' 5" x 11' 11")
Window to rear. Carpet flooring.

Bedroom 4

3.74m x 4.34m (12' 3" x 14' 3")
Window to front. Carpet flooring.

En-Suite Shower Room

2.66m x 1.78m (8' 9" x 5' 10")
Shower cubicle. WC. Wash hand basin. Extractor fan.
Tiled flooring.



Wardrobe

2.69m x 1.82m (8' 10" x 6' 0")
Shelving and clothes rail.

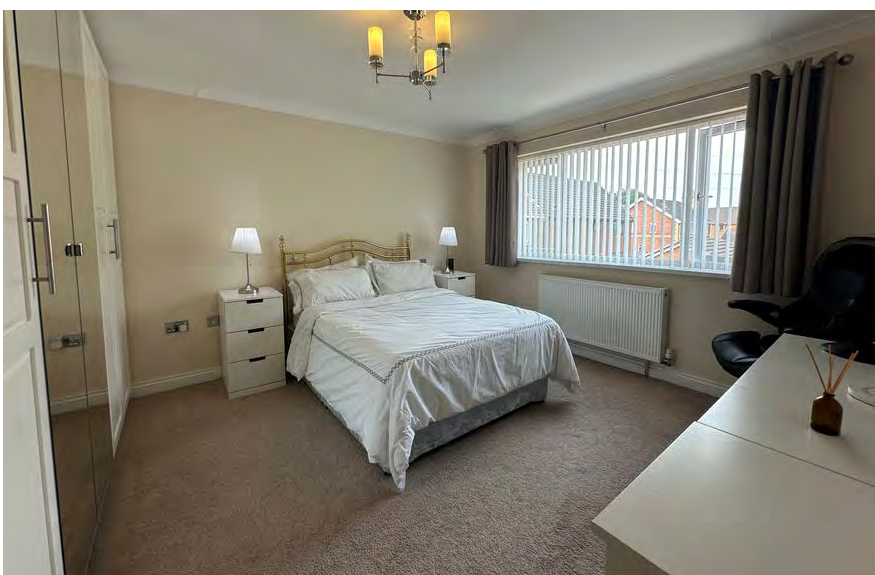
Bedroom 5 / Office

2.98m x 2.3m (9' 9" x 7' 7")
Window to front. Carpet flooring.

Second Floor

Small Landing Area

Window to side. Carpet flooring.



Bedroom 6 / Crafts / Hobby Room

8.05m x 5.55m (26' 5" x 18' 3")
Built in storage units with worktop surface. Storage
cupboard. Window to side and skylights. Carpet
flooring.

En-Suite Shower Room

1.97m x 1.90m (6' 6" x 6' 3")
Shower cubicle. WC. Wash hand basin. Extractor fan.



EXTERNALLY

Gardens & Grounds

The property benefits from ample off-road parking for at least 4 vehicles to the front on a paved surface area with side gated entrances on both sides with paths leading into an enclosed rear low maintenance garden with large patio surface area, shrubs/bushes and a timber shed used for storage purposes.

Further Information

Tenure

We understand the property is held on a freehold basis with vacant possession upon completion. The property is offered with no forward chain.

Services

We understand that the property benefits from all mains services to include gas, electricity, water and drainage. None of the services have been tested.

Energy Performance Certificate

EPC Rating C (72).

Council Tax Band

We understand that the Neath Port Talbot Council Tax Band is F - approx £3305.46 for 2024/2025.

Wayleaves, Easements and Rights of Way

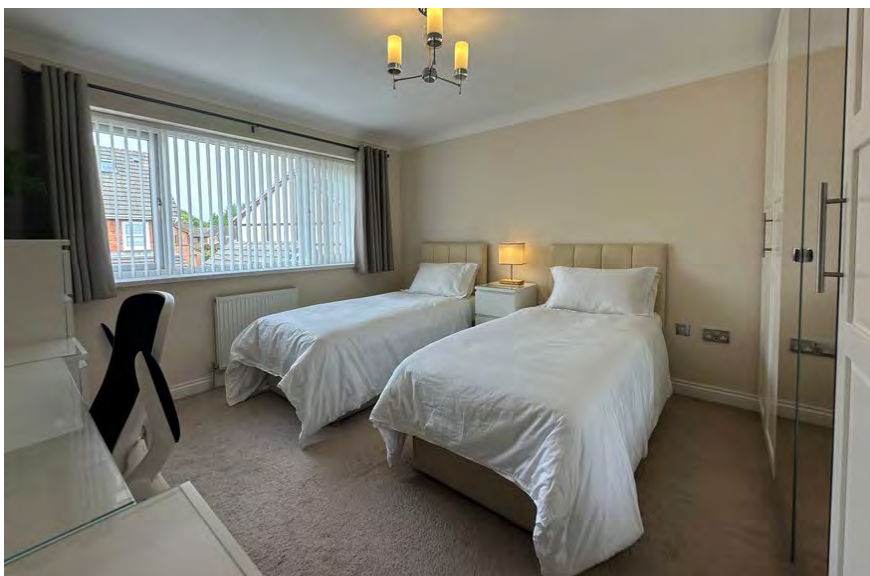
The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

Please direct all planning related enquiries to Neath Port Talbot Council Planning Department.

Local Authority

Neath Port Talbot Council, The Quays, Brunel Way, Neath, SA11 2GG.





Viewing

Strictly by appointment with the Vendors Sole Marketing Agents Rees Richards & Partners. Please contact Swansea Office for further information.
Druslyn House, De La Beche Street, Swansea, SA1 3HH.
Tel: 01792 650705
Email: property@reesrichards.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

23, Ocean View Jersey Marine, Neath SA10 6HR

Approximate Gross Internal Area
3208 sq ft - 298 sq m
Not to Scale. For Identification Purposes Only.

