

## 1 Ocean View, Jersey Marine, Neath, SA10 6HR

**Offers In The Region Of £325,000**

FULLY REFURBISHED, DETACHED, FAMILY HOME ON A GENEROUS CORNER PLOT.

Move in ready. Spacious. Designed for modern living. Just minutes from Swansea city centre. This vacant, home offers a calm and contemporary living environment designed around modern life. The heart of the house is an impressive open plan living and dining space, where natural light draws through the room and creates an easy sense of flow for both everyday living and entertaining. Recent refurbishment brings a fresh, considered finish, allowing a buyer to move in with ease and begin enjoying the space from day one.

The layout continues to deliver with a newly fitted kitchen that balances practicality with a clean, modern look, complemented by a separate utility room that keeps the main living areas uncluttered. From here, there is direct internal access to the garage, adding convenience for day to day routines. A downstairs cloakroom provides further flexibility, while upstairs the principal bedroom benefits from its own en-suite, offering a more private retreat within the home. Each room has been arranged with comfort in mind, creating a home that feels both functional and welcoming.

## Main dwelling



Composite door into:

**Hallway 16'2 x 5'2 (4.93m x 1.57m)**



Two good sized storage cupboards, radiator and coving.

## Cloakroom 7'7 x 3'3 (2.31m x 0.99m)



Tiled floor, white low level w/c, pedestal sink, radiator and window to the front.

**Lounge/diner (Lounge area) 17'1 x 12' (5.21m x 3.66m)**



Electric fire (not tested), window to the side and front, coving and radiator.



**Lounge/diner (dining area) 11'3 x 12 (3.43m x 3.66m)**



Double patio doors to garden, coving, and radiator

**Kitchen 13'7 x 9'2 (4.14m x 2.79m)**



Tiled flooring throughout, with sleek black base and wall units complemented by matching worktops. The kitchen features partially tiled walls, a stainless steel sink with mixer tap, and space for both a fridge and freezer. Equipped with a gas hob, electric oven, and extractor fan above. A rear-facing window provides natural light, alongside a radiator and a door leading to the next area.

**Utility room 13'7 x 9'2 (4.14m x 2.79m)**



Tiled flooring, with a door providing access to the rear garden and an additional door leading to the garage. There is space and plumbing for a washing machine and tumble dryer and the wall mounted gas central heating boiler is located here.

**Landing 6'2 x 6'5 (1.88m x 1.96m)**



Cupboard with radiator and shelving

**Bedroom 1 12' x 12'5 (3.66m x 3.78m)**

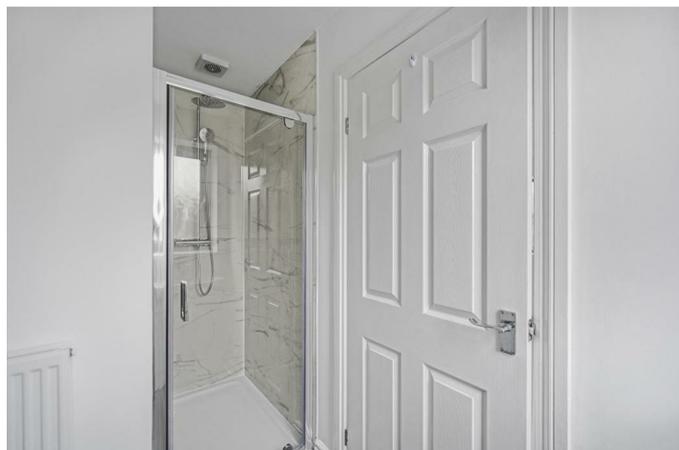


Window to the front and radiator.

**En suite 4'8 x 5' (1.42m x 1.52m)**



Tiled floor, radiator, white low level w/c and sink with cupboard under.



**Bedroom 2 14'3 x 10 (4.34m x 3.05m)**



Window to the back and radiator.

**Bedroom 3 9' x 9' (2.74m x 2.74m)**



Window to the front and radiator.

**Bathroom 6'7 x 10' (2.01m x 3.05m)**



Tiled floor, white suite with bath, low level w/c, pedestal sink, radiator, window to front.

**Rear view**



## Rear patio



Level paved patio, edged with fence and small raised borders.

## Drone



Drone shot of surrounding area.

**Garage 10'1 x 17'7 (3.07m x 5.36m)**



.Driveway to the front providing access to the side of the property and garage. A lawned area extends along the side of the house, leading to a patio area at the rear.

### Agents notes

Neath Port Talbot  
Council Tax Band: E  
Annual Price: £2,983

### Agents notes

Conservation Area :  
No

Flood Risk:

River : Very low

Seas : Very low

Floor Area:

1,517 ft 2 / 141 m 2

Plot size:

0.09 acres

Mobile coverage:

EE

Vodafone

Three

O2

Broadband:

Basic

3 Mbps

Superfast

80 Mbps

Ultrafast

1800 Mbps

Satellite / Fibre TV Availability:

BT

Sky

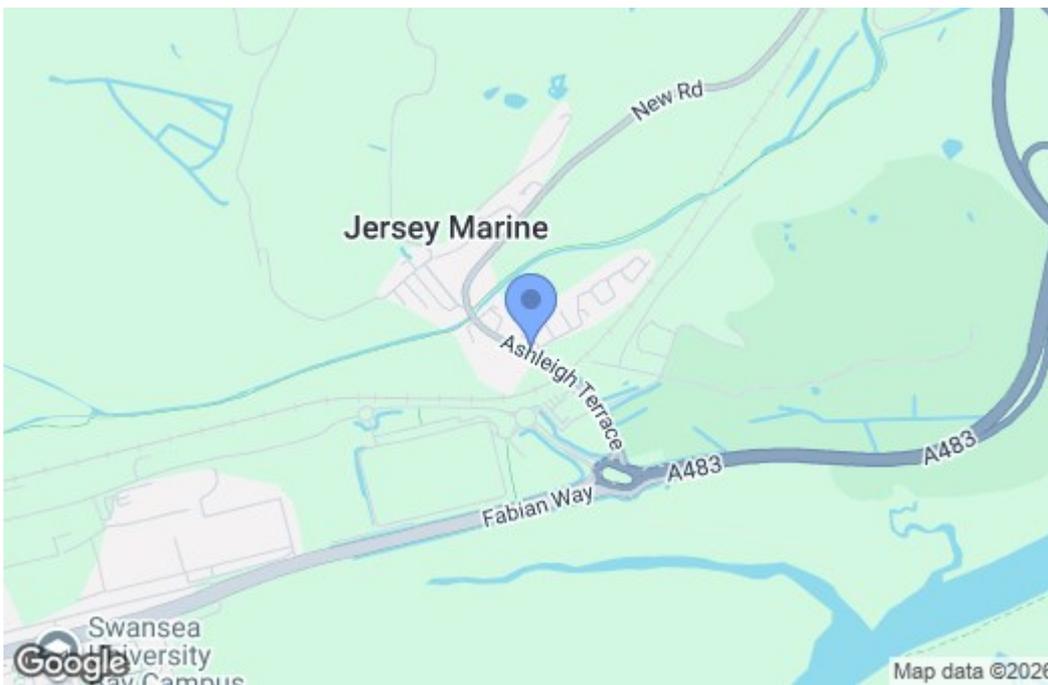
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## Floor Plan

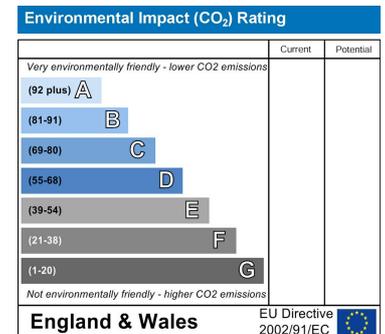
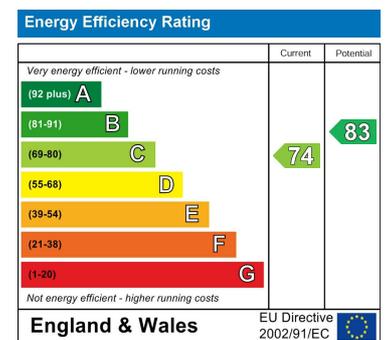


Total area: approx. 133.2 sq. metres (1434.2 sq. feet)

## Area Map



## Energy Efficiency Graph



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