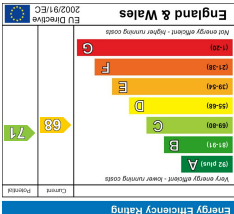
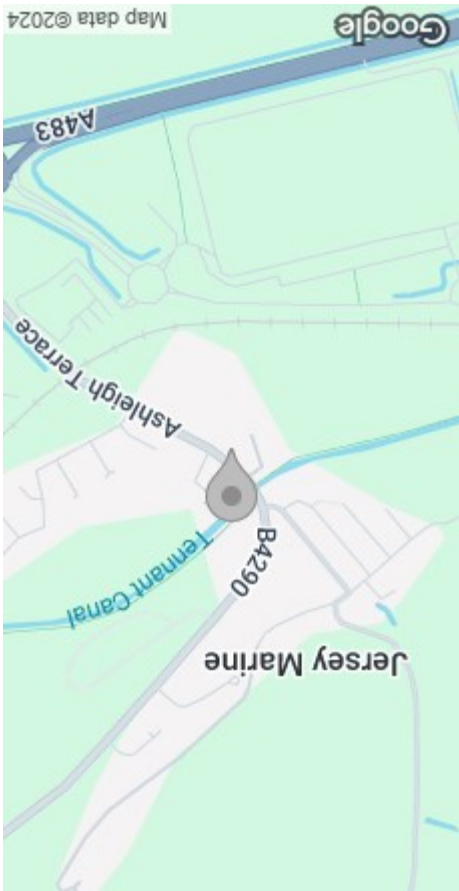


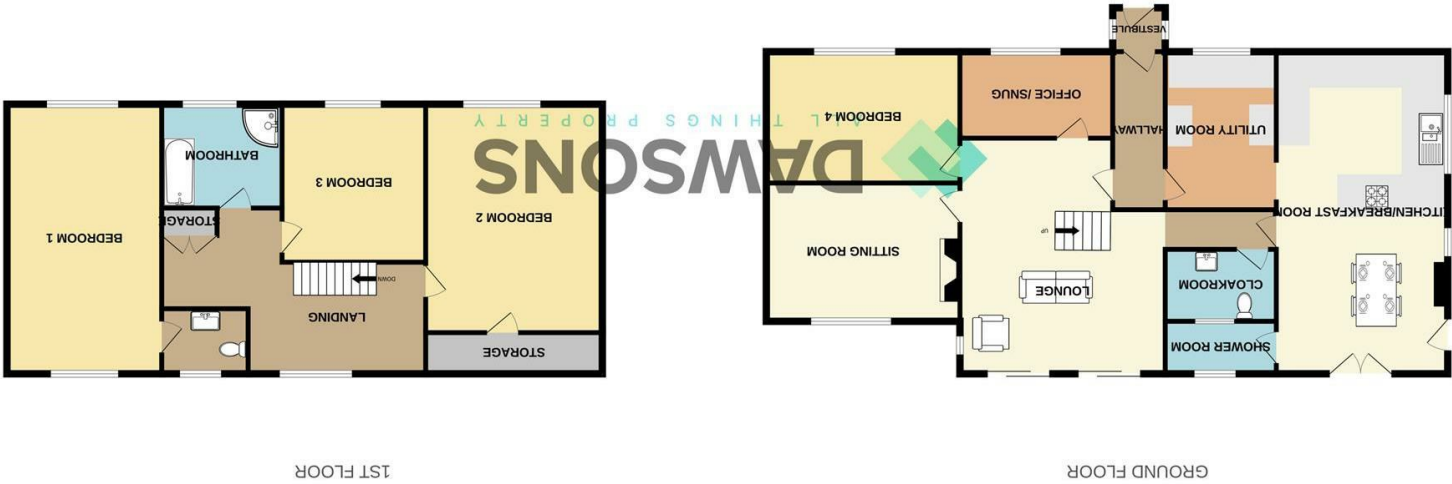
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



14 Ashleigh Terrace
Jersey Marine, Neath, SA10 6JL
Offers Over £350,000

4 2 2 D

GENERAL INFORMATION

An opportunity to purchase a unique detached dormer style property situated in the popular village of Jersey Marine. This fabulous home runs along side the Tennant Canal which is surrounded by an array of wildlife. The location has excellent commuter links and is minutes from the M4. The property offers spacious yet versatile accommodation and comprises; Vestibule, Hallway, Utility Room, Kitchen / Breakfast room, modern Wet Room, Cloakroom, Lounge with Bi-fold doors to rear Garden, Sitting Room, Bedroom Four and office/ snug. To the first floor you'll find a spacious gallery landing, three double bedrooms, Master with en-suite cloakroom and a Modern Family Bathroom. Externally the property benefits double glazing, a slate roof, good sized south facing garden with various outbuildings along with driveway, carport and a detached garage allowing off road parking for a number of vehicles which could include a Motorhome. Viewing is highly recommended to appreciate the size and potential on offer.

EPC - D / Council Tax Band - E / Tenure - Freehold
Mains electricity, gas, water and drainage. Water is on a meter.
Electricity and gas currently supplied by Shell Energy. Broadband currently supplied by Vodafone.
Please refer to Ofcom checker for further information regarding broadband and mobile coverage.

FULL DESCRIPTION

VESTIBULE & HALLWAY
Storage and windows. Slab flooring. Consumer unit. Hallway - Gas central heating radiator. Doors to utility room and lounge.

UTILITY ROOM
12'1 x 7'1 (3.68m x 2.16m)
Double glazed window to front. Wall and base units with complimentary worktop. Stainless steel one and half bowl sink with drainer and mixer tap. Plumbing for washing machine. Gas central heating radiator. Space for fridge freezer. Door to;

KITCHEN/BREAKFAST ROOM
26'6 x 11'6 (8.08m x 3.51m)
Kitchen - Range of wall, base and drawer units with complimentary worktop over and tiled splash back behind. Cream one and half bowl sink with drainer and mixer tap. Electric oven. Five ring gas hob. Gas central heating radiator. Double glazed window to the side. Breakfast area - Double glazed window and single French door to the side. Double glazed French doors leading to the garden. Tiled floor. Door to wet room.

WET ROOM
Wet shower. Chrome heated towel rail. Full tiling. Double glazed window to rear.

LOUNGE
20'5 max x 14'9 (6.22m max x 4.50m)
Double glazed window and Bifold doors leading to the mature garden. TV point. Electric fire. Gas central heating radiator. Wall mounted digital control thermostat. Open plan stairs to first floor. Door to sitting room, ground floor bedroom, cloakroom and kitchen.



CLOAKROOM
Wc. Wash hand basin in vanity unit. Full tiling and tiled floor.

SITTING ROOM
13'4 x 11'3 (4.06m x 3.43m)
Double glazed window to rear. Electric fire with feature surround. Gas central heating radiator.

BEDROOM FOUR/ RECEPTION FOUR
11'3 x 9'2 (3.43m x 2.79m)
Double glazed window to front. Gas central heating radiator.

OFFICE/ SNUG
9'1 x 6'6 (2.77m x 1.98m)
Double glazed window to front. Gas central heating radiator.

STAIRS TO FIRST FLOOR
LANDING
Telephone point. Gas central heating radiator. Airing cupboard. Loft access with ladder and part boarded. Light.

BEDROOM TWO
18'4 x 11'1 (5.59m x 3.38m)
Double glazed window to side. Television point. Walk in cupboard that incorporates the 'Worcester' wall mounted gas central heating boiler and storage back into the eaves

BEDROOM THREE
10'5" x 12'0" (3.18m x 3.66m)
Double glazed window to side. Gas central heating radiator.

BATHROOM
9'2 x 9' (2.79m x 2.74m)
Four piece suite bath with hand held shower, corner shower, Wc and wash hand basin recessed into a vanity unit with drawers and cupboards. Chrome heated towel rail. Tiled walls.

MASTER BEDROOM
23'1 x 11'2 (7.04m x 3.40m)
Double glazed window to rear and front. Gas central heating radiator. TV point. Door to;

ENSUITE CLOAKROOM
Wash hand basin recessed into a vanity unit. Tall boy unit. Wc. Double glazed window to rear. Full tiling. Chrome heated towel rail. Plumbing available for a shower.

EXTERNAL
To the front - This unique property offers a paved driveway with ample parking along with a car port for 2 cars, it should be noted that part of the land that the carport sits on is leased from the Canal Authority for £10.00 p.a. this agreement would be transferred to any prospective buyer. The garage benefits from power and light.

To the Rear is a Private Garden surrounded by stunning red, orange, yellow and green foliage and fruit trees including apple, pear, fig, plum and mulberry . For sun lovers you'll be spoilt with natural light all day long, as the sunrises at the front of the house in the side garden, and sets in the rear garden. The majestic willow tree is magnificent in full leaf and sways in the breeze. Plenty of visiting wildlife including many different birds, squirrels, pipistrelles plus the odd duck and pheasant, hedgehogs, lizards, dragonflies, and newts. With the various out houses including Office 3m x 2.5m, a 5m x 3, studio both fully wired with lighting. Decking, plus potting sheds and several sit out areas, this garden is also ideal for those who love to grow their own veg.

The Solar Panels are owned and were fitted in 2014. Are currently on a rate of 17.44p per kilowatt generation rate.

COUNCIL TAX BAND E

