

Payton
Jewell
Caines



Abbotsmoor, Port Talbot, Neath Port
Talbot. SA12 6DA

Offers In Excess Of
£140,000

 PAYTON
JEWELL
CAINES

Abbotsmoor, Port Talbot, Neath Port Talbot. SA12 6DA

We are pleased to present to the market this immaculate TWO BEDROOM MID TERRACE MODERN BUILD property, located on the highly desirable Abbotsmoor development. Property is sold with NO ONGOING CHAIN and early viewing is highly recommended.

Offers In Excess Of £140,000 - Leasehold

- Two bedroom mid terrace home
- Downstairs cloakroom
- Bedrooms with fitted furniture
- Two allocated parking spaces
- No ongoing chain
- EPC C/Council Tax B



DESCRIPTION

We are pleased to present to the market this immaculate two bedroom mid terrace modern build property, located on the highly desirable Abbotts Moor development, close to Neath Port Talbot Hospital, local shops, schools and transport links. Property is sold with NO ONGOING CHAIN and early viewing is highly recommended.

Accommodation briefly comprises to the ground floor; hallway, downstairs cloakroom, reception one, kitchen and diner. To the first floor two bedrooms and family bathroom. To the outside front and rear gardens. Two allocated off road parking spaces.

HALLWAY

Access via part glazed PVCu door. Skimmed ceiling. Emulsioned walls. Side facing PVCu double glazed window. Radiator. Fitted carpet. Doors into W.C., and ground floor accommodation.

CLOAKROOM (5' 7" x 2' 9") or (1.71m x 0.83m)

Skimmed ceiling. Emulsioned walls. Front facing frosted PVCu double glazed window. Room is fitted with two piece white suite comprising corner pedestal wash hand basin and low level W.C. Radiator. Vinyl floor tiles.

RECEPTION 1 (14' 4" x 13' 1") or (4.37m x 4.0m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Two radiators. Fitted carpet. Staircase leading to first floor. Understair storage cupboard. Door into:

KITCHEN/DINER (14' 4" x 8' 1") or (4.36m x 2.47m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Room is fitted with a range of cream melamine floor and wall cupboards with wood effect laminate work tops. Stainless steel sink and drainer. Four ring white built in gas hob with glass splash back, overhead extractor hood and built in electric oven below. Space for washing machine. Fridge freezer to remain. Wall mounted combi boiler. Radiator. Vinyl flooring. PVCu double glazed french doors leading to rear garden.

LANDING

Skimmed ceiling. Emulsioned walls. Fitted carpet. Doors leading off.

BEDROOM 1 (14' 4" x 11' 6") or (4.37m x 3.51m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Room is fitted with a range of wood effect bedroom furniture comprising wardrobes, bedside tables and dresser. Built in storage cupboard. Radiator. Fitted carpet.

BEDROOM 2 (9' 10" x 7' 10") or (3.00m x 2.39m)

Skimmed ceiling. Loft access hatch. Emulsioned walls. Rear facing PVCu double glazed window. Double door built in wardrobe. Bedside table. Radiator. Fitted carpet.

FAMILY BATHROOM (6' 7" x 6' 3") or (2.00m x 1.90m)

Skimmed ceiling. Emulsioned walls with ceramic tiles to splash back areas. Rear facing frosted PVCu double glazed window. Room is fitted with three piece white suite comprising pedestal wash hand basin, low level W.C., and white bath tub with wall mounted mains fed shower and glass shower screen. Radiator. Vinyl floor tiles.



OUTSIDE

To the front open frontage garden laid with decorative gravel and paved pathway to front door.
To the rear bounded on three sides with wood fence laid with decorative gravel with two areas of stone pavers.
Stone pave path to wooden rear gate leading to two off road parking spaces.

NOTES

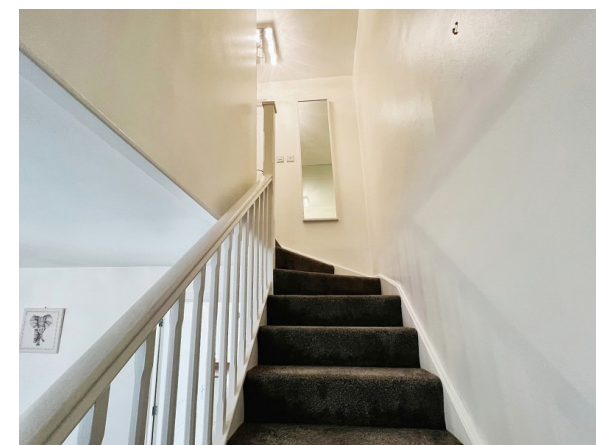
We have been informed by the vendor that the property is held leasehold but we have not inspected the title deeds.

Date of lease: 01/01/2008.

Length of Lease: 125 years from start of lease.


Ground rent: £210 every six months.

Service charge: £190 every six months.

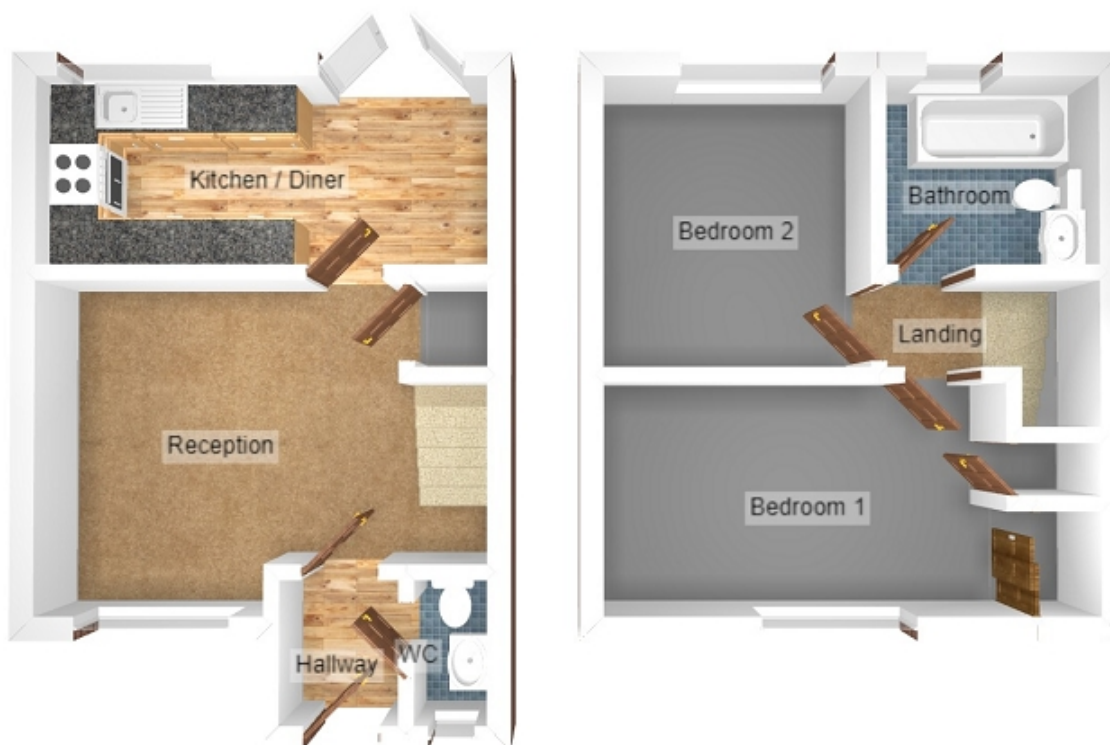


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 92 |
| (81-91) B | | |
| (69-80) C | 78 | |
| (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 |  |

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.



These particulars, together with photographs and floor plans are intended to give a fair description of the property, however they do not form any part of a contract. The vendors, their agents, Payton Jewell Caines and persons acting on their behalf do not give a warranty in relation to this property. All measurements are approximate and should not be relied upon. The floor plans are indicative only. Any appliances and/or services mentioned within these particulars have not been tested or verified by the agent. All negotiations should be conducted through Payton Jewell Caines. Please note - for leasehold properties there may be service charges/ground rents payable and you may wish to take this into consideration. Any information made available by Payton Jewell Caines in relation to these charges has been provided to us by the vendor and has not been verified by Payton Jewell Caines.



www.pjchomes.co.uk

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