

Payton
Jewell
Caines



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

£170,000

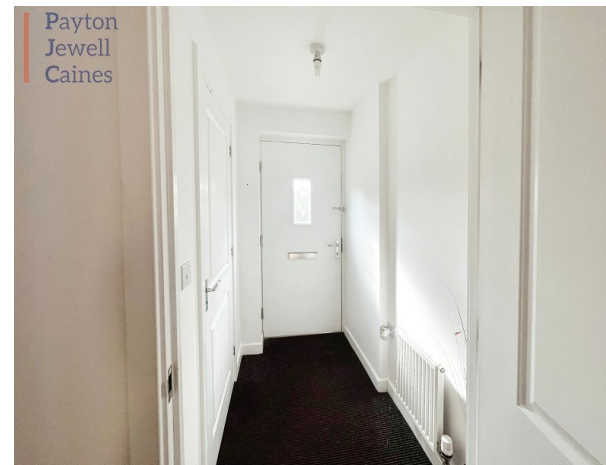
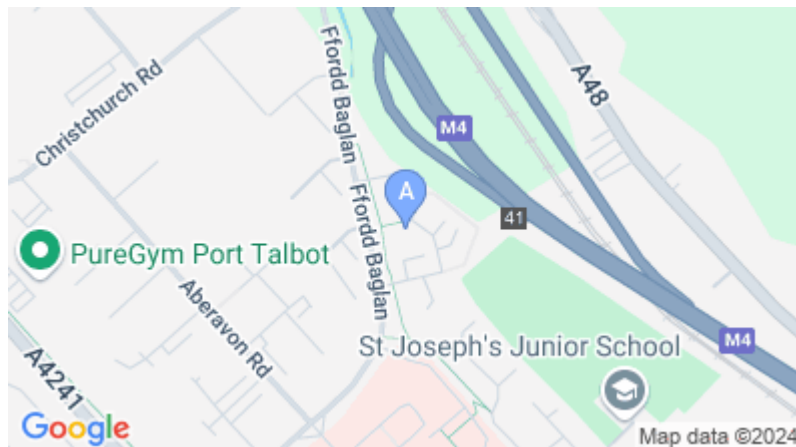


Abbotsmoor, Port Talbot, Neath Port Talbot. SA12 6DA

We are pleased to present to the market this three bedroom semi detached house located on desirable development of Abbotsmoor, close to local schools, shops, amenities and local transport links. Being sold with NO ONGOING CHAIN. Early viewing comes highly recommended.

£170,000

- Three bedroom semi detached house
- Downstairs W.C.
- Modern fitted kitchen
- Enclosed garden
- No ongoing chain



DESCRIPTION

We are pleased to present to the market this three bedroom semi detached house located on desirable development of Abbottsmoor, close to local schools, shops, amenities and local transport links. Being sold with NO ONGOING CHAIN. Early viewing comes highly recommended.

Accommodation briefly consist of hallway, cloakroom, lounge and kitchen/diner. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens.

HALL

Access via part glazed composite door. Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Doors leading off.

CLOAKROOM/W.C (5' 9" x 2' 9") or (1.75m x 0.84m)

Skimmed ceiling. Emulsioned walls. Front facing frosted PVCu double glazed window. Room is fitted with a two piece suite comprising w.c. and a corner pedestal wash basin with ceramic tiles to splash back area. Radiator. Wood effect vinyl flooring.

LOUNGE (12' 2" x 15' 8") or (3.72m x 4.77m)

Skimmed ceiling. Emulsioned walls with one papered wall. Front facing PVCu double glazed window. Two radiators. Stairs to first floor. Fitted carpet. Door into:

KITCHEN/DINER (14' 11" x 8' 4") or (4.54m x 2.53m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Room is fitted with a range cream floor and wall cupboards and wood effect laminate worktops. Stainless steel sink and drainer. Four ring gas built-in hob with glass splash back. Built in electric oven below with overhead extractor hood. One of the cupboards houses the combi boiler. Under counter space for two appliances. Space for upright fridge freezer. Radiator. Under stair storage. Wood effect vinyl flooring. PVCu double glazed french doors leading to rear garden.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. All doors leading off.

BEDROOM 1 (13' 4" x 8' 6") or (4.07m x 2.60m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 2 (8' 6" x 7' 9") or (2.60m x 2.36m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet.

BEDROOM 3 (10' 3" x 6' 3") or (3.13m x 1.90m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Built-in storage cupboard. Radiator. Fitted carpet.

BATHROOM (6' 2" x 5' 6") or (1.87m x 1.67m)

Skimmed ceiling. Emulsioned walls with ceramic tiles to splash back areas. Rear facing frosted PVCu double glazed window. Room is fitted with a three piece suite comprising w.c., pedestal wash hand basin and double width walk in shower with wall mounted electric shower. Radiator. Wood effect vinyl flooring.



OUTSIDE


Open frontage access via public footpath. Front is laid to lawn with stone paved path to front door. Wooden side gate access.

Rear garden is bounded on three sides by wood fence and brick wall. Garden laid mainly to astro turf and wooden deck area. To the rear are two allocated parking spaces.



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

EPC

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



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