

Payton  
Jewell  
Caines



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

£170,000

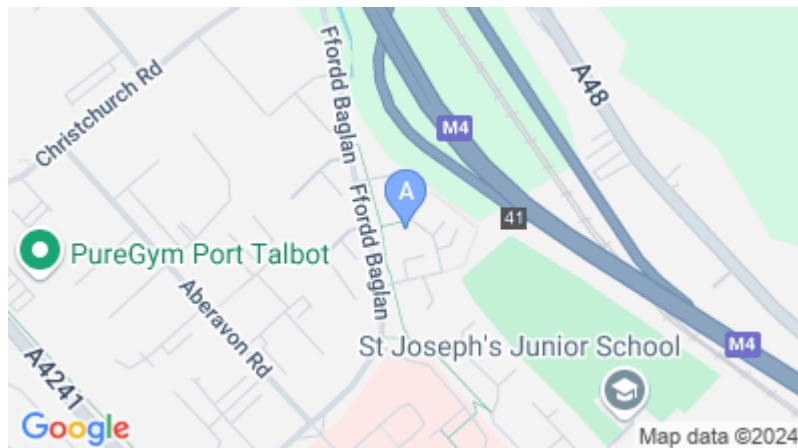


# Abbotsmoor, Port Talbot, Neath Port Talbot. SA12 6DA

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
- LEASEHOLD - 125 years from Jan 2008. No ground rent.
- Service charge currently £184.83 every 6 months



## 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.

### Key Features

LEASEHOLD - 125 Years from Jan 2008

Service charge - £184 every 6 months

Modern build originally by Barratt Homes

IDEAL FOR THE HOSPITAL

## 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.

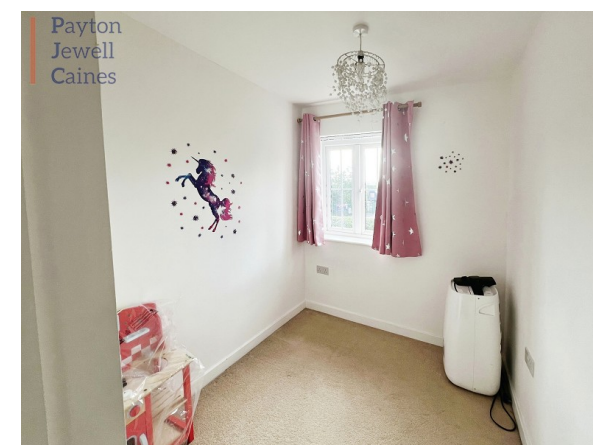
### **OUTSIDE**

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.


### **NOTES**

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

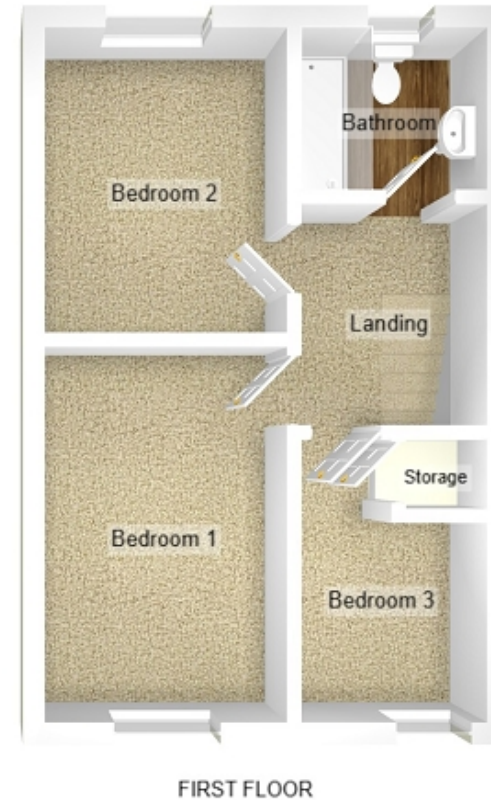
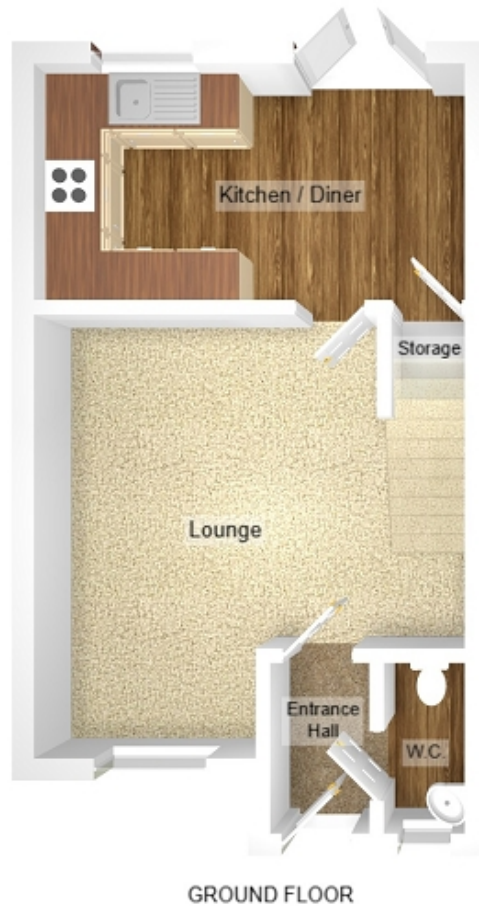


For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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](http://www.pjchomes.co.uk)

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