

Payton
Jewell
Caines



Abbottsmoor, Port Talbot, Neath Port
Talbot. SA12 6DT

Guide Price
£200,000

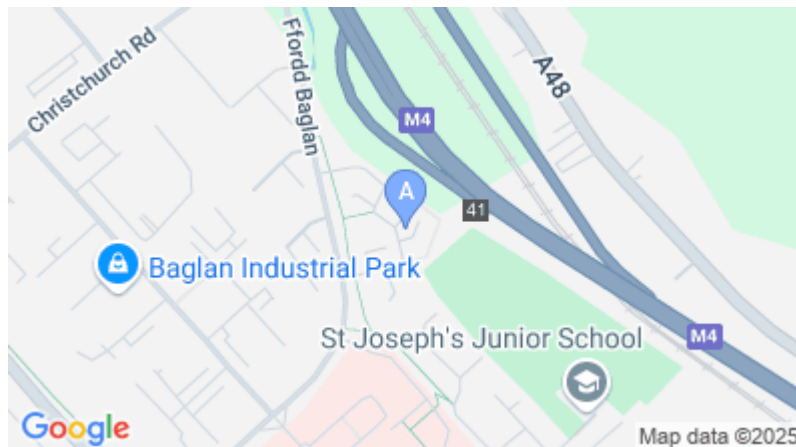
PJC PAYTON
JEWELL
CAINES

Abbottsmoor, Port Talbot, Neath Port Talbot. SA12 6DT

We are pleased to present to the market this three bedroom end terrace house located on desirable development of Abbottsmoor, close to local schools, shops, amenities and local transport links. Early viewing comes highly recommended.

Guide Price £200,000

- Modern three bedroom end of terrace
- En-suite to bedroom one
- Modern fittings throughout
- Popular modern development
- Ideal first time purchase
- LEASEHOLD



DESCRIPTION

We are pleased to present to the market this three bedroom end terrace house located on desirable development of Abbotts Moor, close to local schools, shops, amenities and local transport links. Early viewing comes highly recommended.

Accommodation briefly consist of hallway, downstairs W.C., lounge and kitchen/diner. To the first floor three bedrooms and family bathroom. To the outside front and rear gardens. Two dedicated parking spaces.

Key Features

Length of lease 125 years from 01/01/2008.

Service charge - £297.14 annually

Modern build originally by Barratt Homes

IDEAL LOCATION FOR PORT TALBOT HOSPITAL

ENTRANCE HALLWAY

Access via PVCU part glazed front door. Emulsioned ceiling and walls. Laminate flooring. Doors leading to wc, lounge, kitchen / diner.

DOWNSTAIRS W.C.

Emulsioned ceiling. Emulsioned walls with tiles to splash back area. Two piece suite in white comprising W.C. and wash hand basin. Wall mounted heated towel rail. Vinyl flooring.

KITCHEN/DINER (15' 8" x 9' 5") or (4.77m x 2.87m)

Emulsioned ceiling and walls with tiles to splash back areas. PVCu double glazed windows. PVCu double glazed french doors leading to rear garden (fitted blinds to remain). Kitchen is fitted with a range of base and wall units in grey with complimentary roll top work surfaces. Inset sink with drainer and mixer tap. Integrated dishwasher. Integrated oven with four ring gas hob and overhead exactor hood. Space and plumbing for automatic washing machine. Space for upright fridge freezer. Wall mounted combination boiler. Ceramic tiled flooring.

LOUNGE (15' 7" x 9' 11") or (4.74m x 3.01m)

Dual aspect of natural light via two PVCu double glazed windows with one set within a box bay and fitted blinds to remain. Emulsioned ceiling and walls. Radiator. Fitted carpet.

LANDING

Access via stairs with fitted carpet and wooden balustrade. Emulsioned ceiling. Loft access hatch. Emulsioned walls. Radiator. Fitted carpet.

BEDROOM 1 (12' 9" x 8' 8") or (3.88m x 2.63m)

Overlooking the rear via PVCu double glazed window. Emulsioned ceiling and walls. Radiator. Fitted carpet. Door leading to:

EN SUITE

Three piece suite in white comprising W.C., wash hand basin and separate shower cubicle with glazed doors, ceramic tiles to splash backs and housing wall mounted electric shower. Wall mounted heated chrome towel rail.



FAMILY BATHROOM

Emulsioned ceiling with centre spotlights. Ceiling mounted extractor. Emulsioned walls. Vinyl flooring. Three piece suite in white comprising W.C., wash hand basin and bath with mixer tap and over the bath shower attachment. Wall mounted chrome towel rail.

BEDROOM 2 (13' 5" x 8' 10") or (4.10m x 2.70m)

Dual aspect natural light via PVCu double glazed windows overlooking the front and the side both with fitted roller blinds. Access to loft storage. Emulsioned ceiling and walls. Fitted carpet. Fitted storage cupboard above the stairs.

BEDROOM 3 (7' 3" x 6' 11") or (2.20m x 2.10m)

Overlooking the front via PVCu double glazed window with fitted roller blind. Emulsioned ceiling and walls. Skirting. Fitted carpet.

OUTSIDE

Enclosed rear garden. Laid to patio. Side gated access. Storage shed. Dedicated parking with two car spaces. The front garden has a small area of hedging.

NOTES

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


Length of lease - 125 years from

Ground rent - £

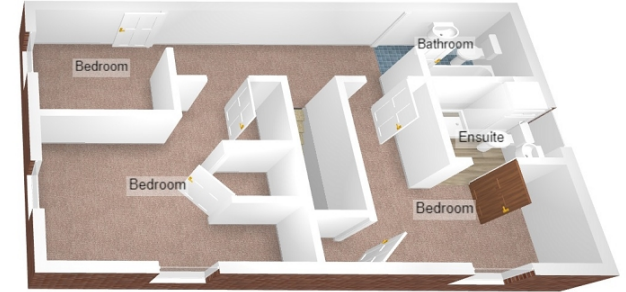
Management charge -



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	79	
(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.



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