



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

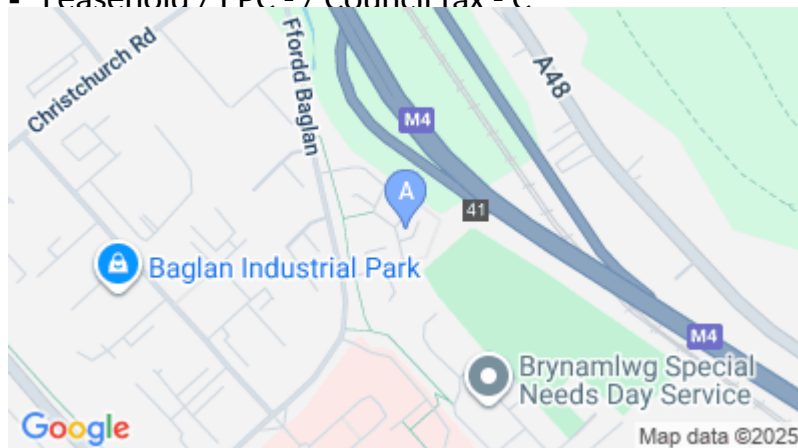
£199,950

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

We are pleased to present to the market this IMMACULATELY PRESENTED three bedroom end terrace traditional build house located on the Abbottsmoor development. The property benefits from a lounge, kitchen/diner, downstairs w.c. family bathroom, EN SUITE to master bedroom, enclosed low maintenance rear garden and dedicated parking. Early viewing highly recommended on this beautiful family home.

£199,950 - Leasehold

- Immaculately presented throughout
- Modern kitchen/diner
- En suite to master bedroom
- Dedicated parking
- Low maintenance garden
- Leasehold / FPC - / Council tax - C



DESCRIPTION

Introducing this immaculately presented three bedroom end of terrace house located within the desirable area of Abbotts Moor. Close to local shops, St Joseph's Junior School, St Joseph's R C Comprehensive School, Sandfields Primary School and amenities with good transport links to Port Talbot town centre and the M4 corridor. Ideal first time purchase. Leasehold.

ENTRANCE

Via composite part glazed PVCu front door into the entrance hall.

ENTRANCE HALL

Emulsioned ceiling with pendant light fitting, emulsioned walls, radiator, ceramic tiled flooring, stairs leading to the first floor, under stairs storage cupboard and doors leading off.

LOUNGE (15' 10" x 12' 6" max) or (4.82m x 3.80m max)

Emulsioned ceiling with pendant light fitting, emulsioned walls, two radiators, fitted carpet, PVCu double glazed window to the front of the property with a fitted roman blind and PVCu square bay window to the rear of the property with a fitted roman blind.

KITCHEN/DINER (15' 8" x 9' 3") or (4.78m x 2.82m)

Emulsioned ceiling with one pendant light and one spot light, emulsioned walls, ceramic tiled flooring and plinth heater. A range of cream wall and base units with complementary laminate work top housing a stainless steel sink and drainer with chrome hot and cold mixer tap. Four ring white enamel built in gas hob with glass splash back, overhead extractor hood and built in electric oven below. Space for upright fridge/freezer and under counter space for two appliances. Wall cupboard housing the gas fired combination boiler. PVCu double glazed window to the rear of the property with fitted roller blind and to the dining area a PVCu double glazed window to the front of the property with fitted roller blind and PVCu double glazed French doors with fitted inset venetian blinds leading out to the rear garden.

DOWNSTAIRS W.C. (6' 7" x 2' 10") or (2.00m x 0.87m)

Emulsioned ceiling with flush light fitting, emulsioned walls, ceramic tiles to the splash backs, radiator and a continuation of the ceramic floor tiles. Two piece suite in white comprising w.c. and corner pedestal wash hand basin with chrome hot and cold mixer tap.

LANDING

Emulsioned ceiling with pendant light fitting, emulsioned walls, radiator, fitted carpet and doors leading off.

BEDROOM 1 (13' 0" x 8' 8") or (3.95m x 2.65m)

Emulsioned ceiling, pendant light fitting, emulsioned walls, radiator, fitted carpet, PVCu double glazed window to the front of the property with fitted roman blind and curtain pole. Door leading to the en suite.

EN SUITE (6' 7" x 4' 0") or (2.00m x 1.23m)

Emulsioned ceiling with flush light fitting, emulsioned walls with ceramic tiles to the splash backs and shower area. Radiator, vinyl flooring and PVCu frosted double glazed window to the side of the property. Three piece suite in white comprising w.c. wash hand basin set within a grey glass vanity unit with chrome hot and cold mixer tap and shower cubicle with white shower tray, wall mounted mains fed shower and glass doors.



BEDROOM 2 (8' 10" x 10' 11") or (2.68m x 3.34m)

Emulsioned ceiling with flush light fitting and loft access hatch, emulsioned walls, radiator, fitted carpet, front and side facing PVCu double glazed windows with fitted roman and roller blinds. Built in storage cupboard and floor to ceiling built in double wardrobe.

BEDROOM 3 (7' 0" x 6' 9") or (2.13m x 2.05m)

Emulsioned ceiling with spotlight, emulsioned walls, radiator, fitted carpet, PVCu double glazed window to the side of the property with fitted roller blind and roman blind.

BATHROOM (5' 9" x 6' 8") or (1.75m x 2.03m)

Emulsioned ceiling with flush light fitting, emulsioned walls with splash backs to the bath and shower area, radiator and vinyl flooring. Three piece suite in white comprising pedestal wash hand basin with chrome hot and cold taps, w.c. and bath with chrome hot and cold taps and rainfall shower head attachment with glass screen door.

OUTSIDE

Open frontage with immaculately maintained garden, stone pathway leading to the front door and gravel beds either side. Lawned area which continues to the side of the property with established tree and hedging. Rear gate access and off road parking for two vehicles.

Low maintenance garden enclosed by brick wall and feather fencing, laid to Herringbone pavers and wooden storage shed. Wooden side gate to the front of the property.

NOTE

LEASEHOLD

Lease Term: 125 years from 1 January 2008

Ground rent: £297.31 every 6 months.

Service charge: £156.56 every 6 months.



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

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.

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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