

Payton
Jewell
Caines



95 Abbottsmoor, Port Talbot – SA12 6DA

Port Talbot

£190,000



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A well-presented three-bedroom semi-detached property situated in a highly sought-after location. The accommodation briefly comprises an entrance hall, convenient downstairs WC, and a spacious lounge featuring a contemporary media wall. To the rear, there is a modern kitchen/diner offering an ideal space for both everyday living and entertaining. To the first floor, the property benefits from three well-proportioned bedrooms and a recently re-fitted shower room finished to a high standard. Externally, the property enjoys gardens to both the front and rear, along with two allocated parking spaces located at the rear. The property is offered on a leasehold basis and is ideally positioned within close proximity to Neath Port Talbot Hospital and the M4 motorway, providing excellent transport links and local amenities.



- 3 Bed Semi Detached House
- Front & Rear Gardens
- Downstairs WC
- Kitchen/Diner
- 2 Parking Spaces At The Rear
- Leasehold



Entrance

Via timber door with opaque double glazed window into the hallway finished with emulsioned walls, radiator and laminate flooring. Doors leading to WC and lounge.

Downstairs WC

Opaque double glazed window overlooking the front of the property, radiator, tiled walls and vinyl flooring. Two piece suite comprising corner pedestal wash hand basin and low level WC.

Lounge

3.58m x 4.80m (11' 9" x 15' 9") Stairs leading to the first floor. Coved ceiling, emulsioned walls, media wall with space for 55 inch TV, wall mounted electric fire and shelving, PVCu double glazed window overlooking the front of the property, vertical wall mounted radiator and laminate flooring. Sliding glazed timber door leading into the kitchen.

Kitchen

2.52m x 4.55m (8' 3" x 14' 11") Down lighting, coving, PVCu double glazed window overlooking the rear, PVCu double glazed patio doors with blinds leading on to the rear garden, radiator, emulsioned walls with ceramic tiling to the splash back areas and vinyl flooring. A range of wall and base units with complementary quartz style work surfaces. Integrated induction hob, electric oven and extractor hood. Plumbing for automatic washing machine. Space for slim line dishwasher. Inset ceramic sink with single drainer. Combination boiler. Space for 750mm fridge. Under stairs storage cupboard currently used as a pantry.



First Floor Landing

Via stairs with lighting. Access to loft, mains wired smoke alarm, glass balustrade.

Shower Room

PVCu opaque double glazed window overlooking the rear, heated towel rail, extractor fan, shaver point, emulsioned walls and vinyl flooring. Three piece suite comprising low level WC, vanity sink unit and double sized shower with glass screen and rainforest mains shower attachment

Bedroom 1

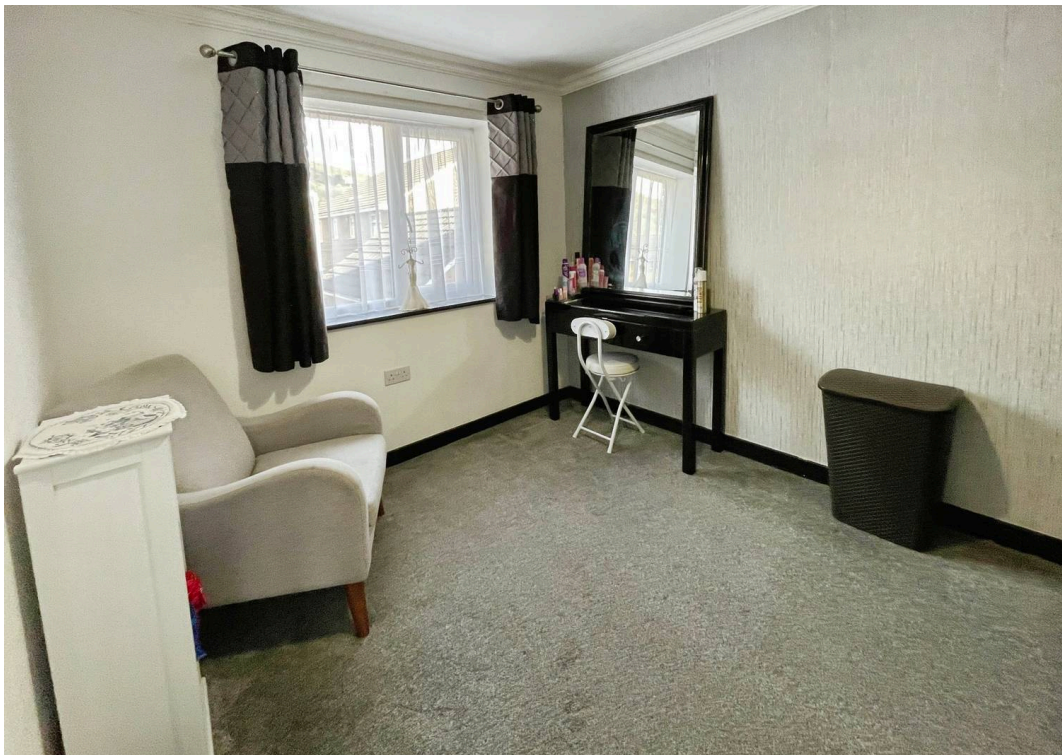
2.60m x 4.06m (8' 6" x 13' 4") Coved ceiling, PVCu double glazed window overlooking the front of the property, radiator, emulsioned walls with feature panelled wall and fitted carpet.

Bedroom 2

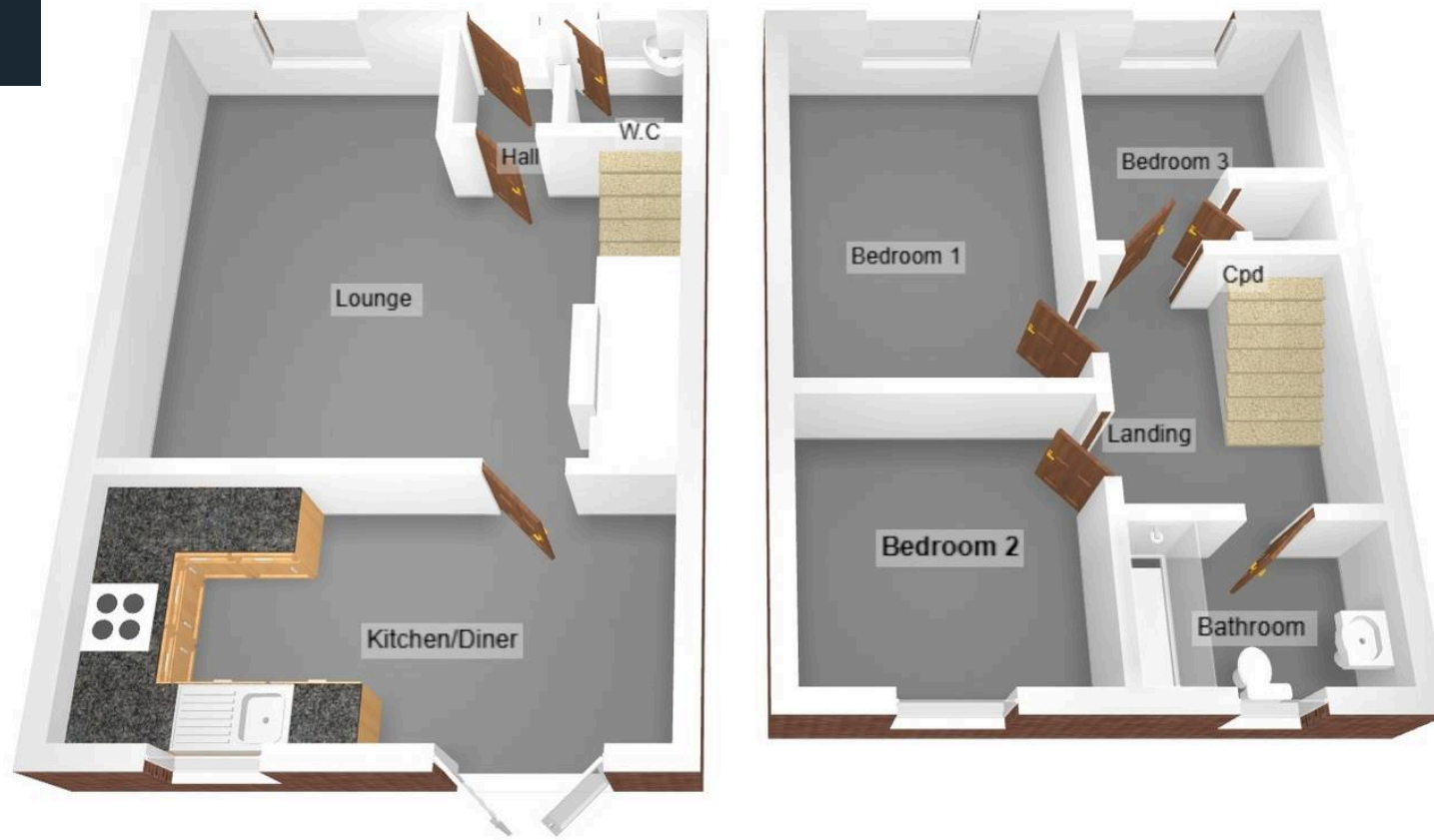
3.25m x 2.60m (10' 8" x 8' 6") Coved ceiling, PVCu double glazed window overlooking the rear of the property, radiator, emulsioned walls and fitted carpet.

Bedroom 3

2.19m x 3.12m (7' 2" x 10' 3") Narrowing to 1.90m. PVCu double glazed window overlooking the front, radiator, emulsioned walls, and fitted carpet. Built in storage cupboard.







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