



**130 Abbottsmoor, Port Talbot**  
**£149,950**

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two bedroom semi detached house
- Two double bedrooms
- Spacious lounge
- Low maintenance enclosed rear garden
- Dedicated parking space
- Popular development close to all local amenities
- No on-going Chain
- Leasehold



### Hallway

Access via composite front door with glazed panel into hallway with emulsioned ceiling, pendant light, emulsioned walls, radiator, wood effect laminate floor, built in storage cupboard, stairs to first floor accommodation. Doors leading off.

### Lounge

13' 4" x 12' 2" (4.07m x 3.72m)

Emulsioned ceiling, pendant light, emulsioned walls, rear facing PVCu double glazed french doors leading to rear garden, radiator, fitted carpet. Built in understairs storage cupboard.

### Kitchen

6' 11" x 9' 8" (2.11m x 2.95m)

Emulsioned ceiling, track spotlight fitting, emulsioned walls, front facing PVCu double glazed window with fitted roller blind, radiator, non-slip vinyl flooring. Kitchen is fitted with a range of melamine floor and wall cupboards with complementary laminate worktops. Inset stainless sink and drainer with hot and cold taps. Built in stainless steel four ring gas hob with overhead extractor hood and built in oven below. Under counter space for two kitchen appliances. Space for fridge/freezer. Wall mounted boiler.



### Downstairs Wet Room

5' 9" x 5' 1" (1.75m x 1.56m)

Emulsioned ceiling, flush light fitting, floor to ceiling ceramic wall tiles, radiator and non-slip vinyl flooring. Room is fitted with a two piece white suite comprising w.c. wall mounted wash hand basin with chrome hot and cold taps and wall mounted mains fed shower.

### Landing

Emulsioned ceiling and walls, loft access hatch, fitted carpet. Built in storage cupboard housing the water tank. All doors leading off.

### Bedroom One

13' 9" x 9' 3" (4.19m x 2.82m)

Emulsioned ceiling, pendant light, emulsioned walls, rear facing PVCu double glazed window with fitted roller blind, radiator and fitted carpet. Two built in floor to ceiling double wardrobes



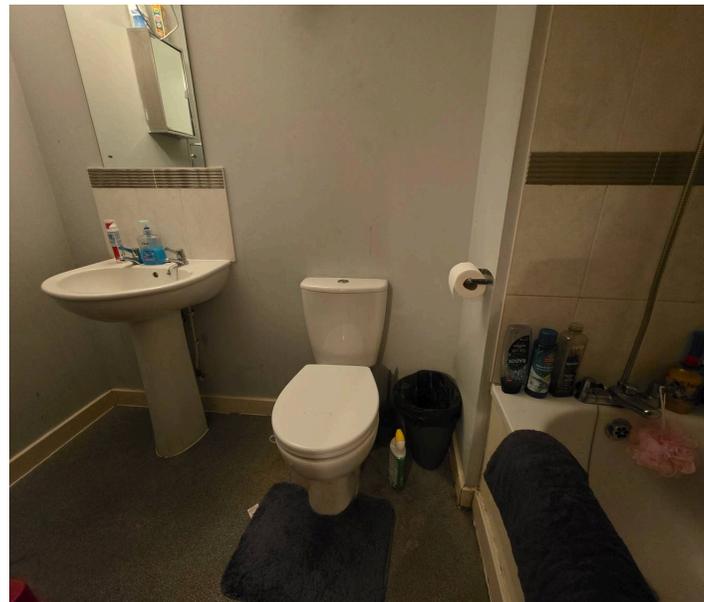
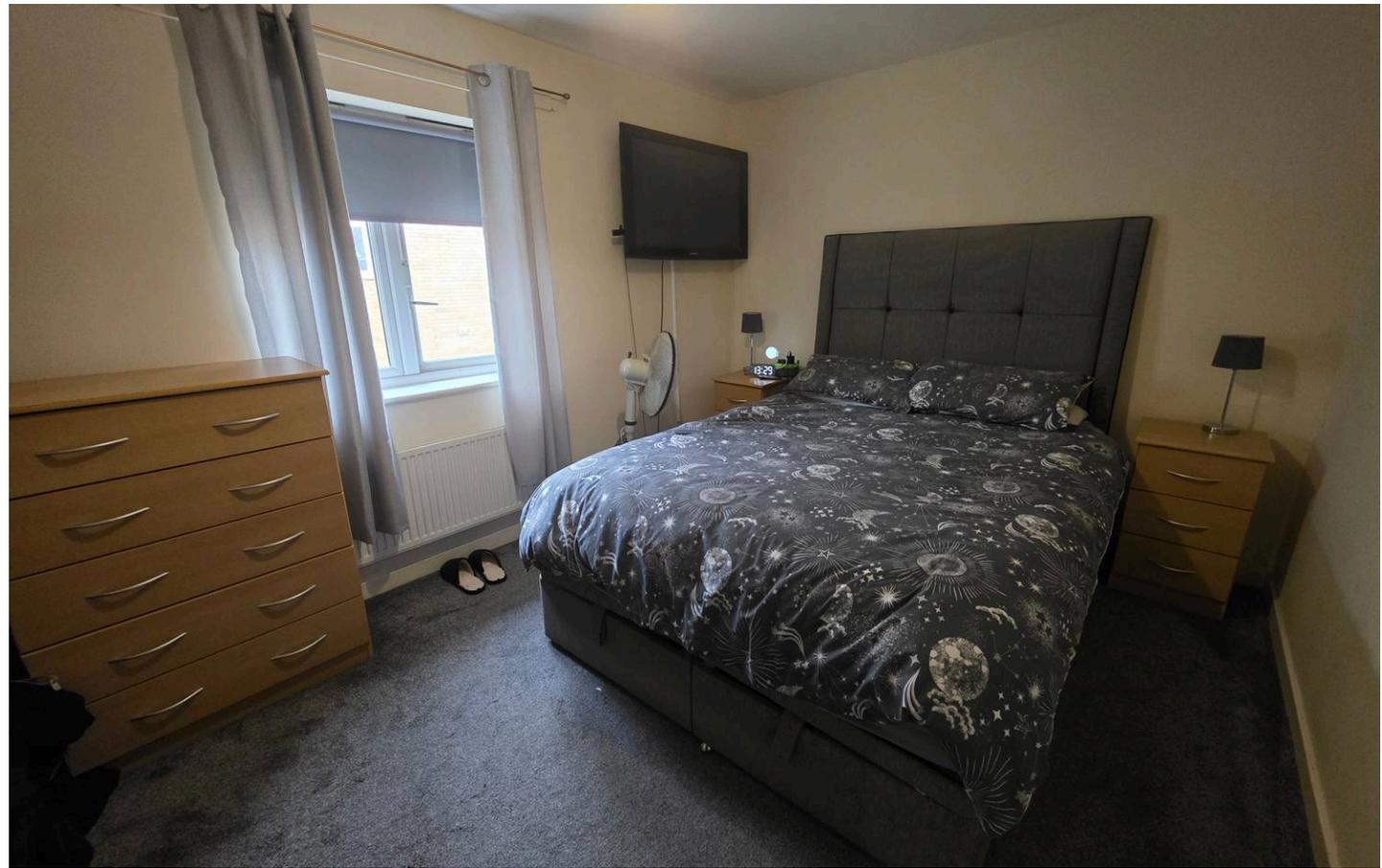
## GARDEN

Open fronted property looking onto public green, accessed via public footpath. Stone paved footpath leading to front door. Enclosed rear garden bounded on three sides by wood fencing and rear gate leading to off road parking. Garden is low maintenance and laid mainly to stone pavers with astro turf area. Storage shed.

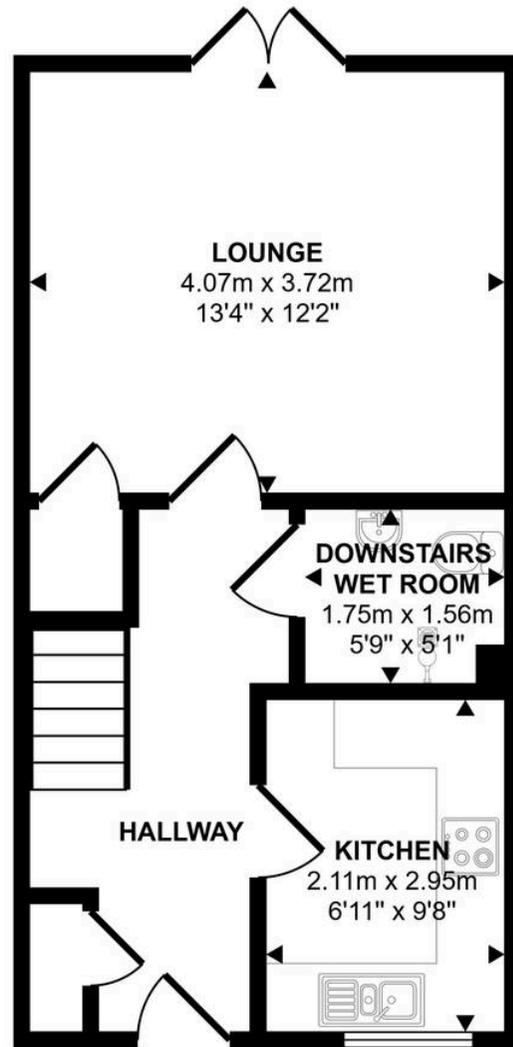
## ALLOCATED PARKING

1 Parking Space

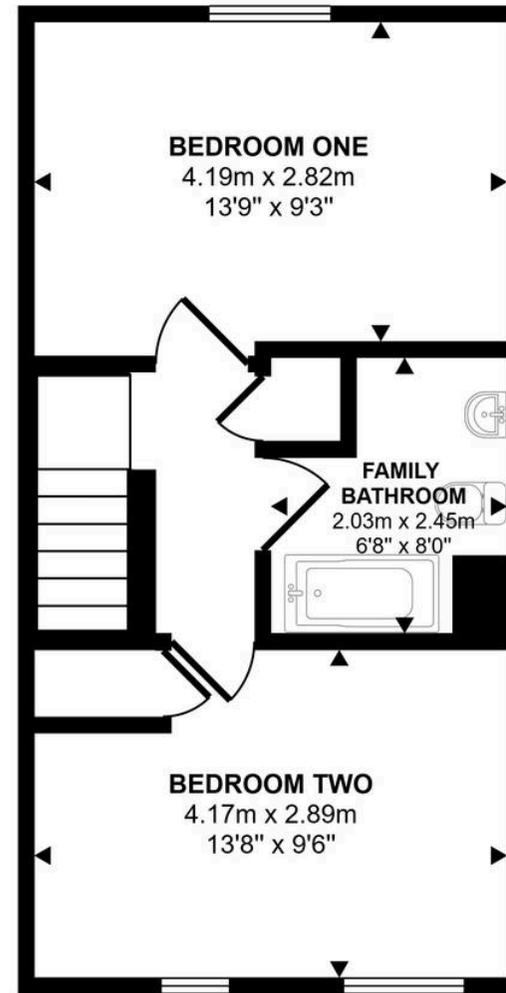
Dedicated parking space to the rear.



Approx Gross Internal Area  
71 sq m / 759 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft



First Floor  
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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