



## Abbotsmoor, offers in the region of £155,000

- No On Going Chain
- Ideal First Time Purchase or Investment
- Great links to Commuting Routes and Hospital
- Low Maintenance throughout
- Allocated Parking Spaces
- EPC Rating: C



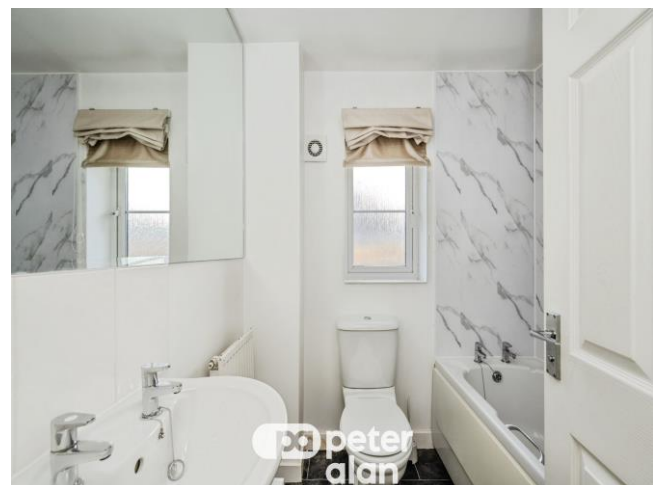
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## About the property

A deceptively spacious, ideal first time purchase, investment or family home, now available for sale with no on going chain within a popular modern development. With exceptional links to local amenities, commuting routes and Neath Port Talbot Hospital! Boasting two allocated parking spaces behind!





## Accommodation

### Entrance Hallway

### Cloakroom

### Lounge

17' 7" Max x 15' 1" Max ( 5.36m Max x 4.60m Max )

### Kitchen Diner

15' x 9' 1" ( 4.57m x 2.77m )

### Landing

### Bedroom One

13' 8" Max x 8' 5" ( 4.17m Max x 2.57m )

### En-Suite

### Bedroom Two

10' 2" x 8' 5" ( 3.10m x 2.57m )

### Bedroom Three

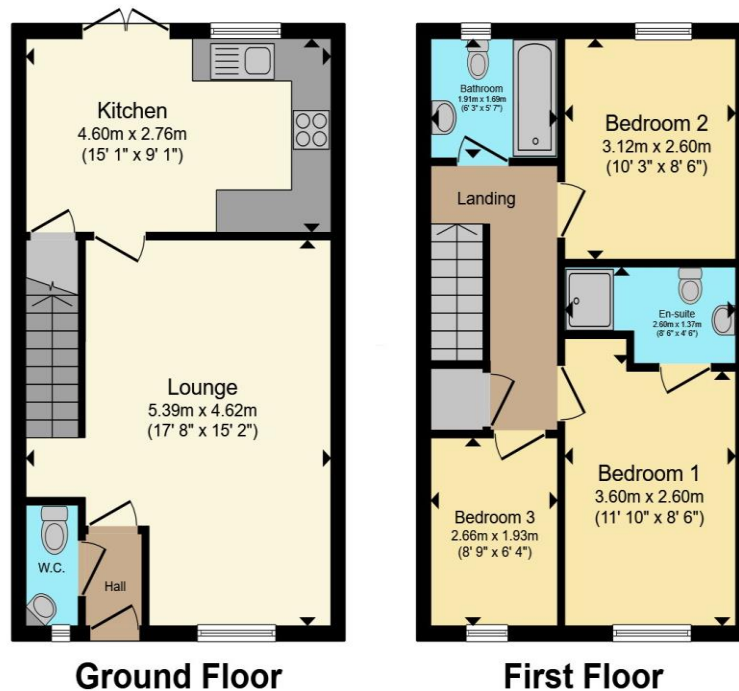
8' 7" x 6' 3" ( 2.62m x 1.91m )

### Bathroom

### Gated Forecourt, Rear Garden

### Allocated Parking

## Floorplan



Total floor area 76.8 m<sup>2</sup> (827 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.