

Payton  
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Caines



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

£170,000

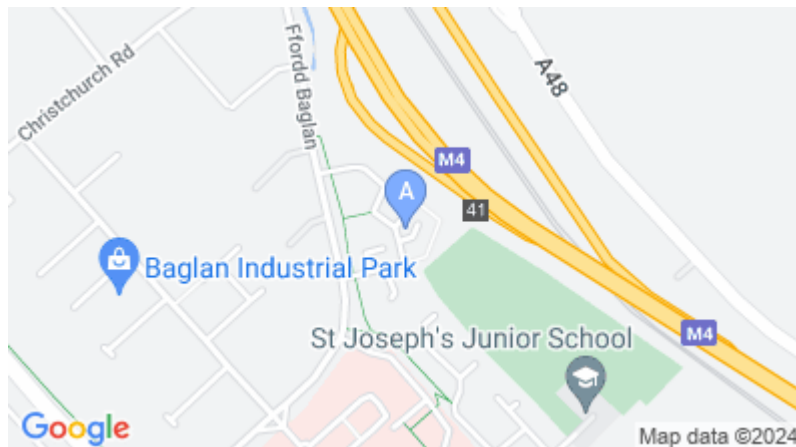
 PAYTON  
JEWELL  
CAINES

## Abbotsmoor, Port Talbot, Neath Port Talbot. SA12 6DT

Located in the desirable area of Abbotsmoor is this well presented three bedroom semi-detached property ideal for first time buyers, with many appliances included and designated parking. The property will become FREEHOLD ON COMPLETION and is sold with NO ONGOING CHAIN. Early viewing highly recommended to fully appreciate this beautiful home.

**£170,000 - Leasehold**

- Three bedroom semi-detached house
- Family bathroom and downstairs WC
- Many appliances and fittings included
- Designated parking spaces
- Freehold on completion. NO ONGOING CHAIN
- EPC -C/Council tax C



## DESCRIPTION

Located in the desirable area of Abbotts Moor is this well presented three bedroom semi-detached property ideal for first time buyers, with many appliances included and designated parking. 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. The property will become freehold on completion and is sold with NO ONGOING CHAIN. Early viewing is highly recommended.

The property briefly consists of reception room, kitchen/diner, downstairs WC, three bedrooms and family bathroom. Externally there is both front and rear gardens with designated parking spaces to the rear of the garden.

## ENTRANCE

Entrance via composite front door with glazed panel into hallway. Emulsioned ceiling with flush light fitting. Emulsioned walls. Skirting board. Radiator. Dark wood effect laminate flooring. Doors leading off.

## W.C. (5' 9" x 2' 9") or (1.74m x 0.85m)

Emulsioned ceiling with flush light fitting. Emulsioned walls. Skirting board. Radiator. Vinyl flooring. Room is fitted with a two piece white suite comprising WC and pedestal corner mounted wash hand basin with chrome hot and cold mixer tap. Front facing frosted PVCu double glazed window.

## RECEPTION (15' 1" max x 12' 0" max) or (4.60m max x 3.66m max)

\*Measurements at widest point\*

Emulsioned ceiling with fan light fitting. Emulsioned walls. Skirting board. Radiator. Continuation of dark wood effect laminate flooring. Stairs leading to first floor accommodation. Front facing PVCu double glazed window with fitted Venetian blinds and curtain pole. Door leading to:

## KITCHEN/DINER (15' 0" x 7' 5") or (4.56m x 2.25m)

Emulsioned ceiling with spotlight and pendant light fittings. Emulsioned walls. Radiator. Vinyl Flooring. Room is fitted with cream shaker style floor and wall cupboards with black laminate work top. Stainless steel sink and single drainer with matt black hot and cold flexi tap. Black enamel built in four ring gas hob with built electric oven below and overhead extractor hood. American style fridge/freezer. One wall cupboard houses the gas fired combination boiler. Built in understair storage cupboard. PVCu double glazed french doors leading to the rear garden with curtain pole and curtains. Rear facing PVCu double glazed window with curtain pole and curtains. Stairs leading to:

## LANDING

Emulsioned ceiling with loft access hatch and pendant light fitting. Emulsioned walls. Skirting board. Fitted carpet. Doors leading off.

## BEDROOM 1 (13' 1" x 8' 6") or (4.00m x 2.58m)

Emulsioned ceiling. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Fitted three door mirror wardrobe. Front facing PVCu double glazed window with fitted roller blind, curtain pole and curtains.



## BEDROOM 2 (10' 8" x 8' 7") or (3.26m x 2.61m)

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Rear facing PVCu double glazed window with fitted roller blind, curtain pole and curtains.

## BEDROOM 3 (9' 10" max x 6' 4" max) or (3.00m max x 1.93m max)

\*Measurements at widest point\*

Emulsioned ceiling with pendant light fitting. Emulsioned walls. Skirting board. Radiator. Fitted carpet. Built in storage cupboard. Front facing PVCu double glazed window with fitted roller blind, curtain pole and curtains.

## FAMILY BATHROOM (6' 2" x 5' 6") or (1.87m x 1.68m)

Emulsioned ceiling with flush light fitting. Emulsioned walls. Skirting board. Matt black wall mounted heated towel rail. Vinyl flooring. Room is fitted with a three piece white suite comprising of WC, pedestal wash hand basin with chrome hot and cold mixer tap, white bathtub with repatex panelling to splash back areas and wall mounted chrome rainfall head shower. Rear facing PVCu frosted double glazed window with fitted Venetian blind.

## OUTSIDE

Front garden is laid mainly to lawn with concrete path leading to front door and path leading to side gate with access to rear garden.

Rear garden is bounded on three sides by feather blade wooden fencing. Wooden decked area with lazy spa hot tub to remain. Astro turf area leading to wooden rear gate allowing access to designated parking paces.


## NOTE

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



For more photos please see [www.pjchomes.co.uk](http://www.pjchomes.co.uk)

# Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		91
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.



[www.pjchomes.co.uk](http://www.pjchomes.co.uk)

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