

Payton
Jewell
Caines



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

£165,000

PJC PAYTON
JEWELL
CAINES

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We are pleased to present to the market this three bedroom mid-terraced house that would be the ideal home for FIRST TIME BUYERS. Early viewing is highly recommended to fully appreciate this MODERN HOME.

£165,000 - Leasehold

- Three bedroom mid terraced house
- Upstairs bathroom and downstairs WC
- Master bedroom with en suite
- Two allocated parking spaces to rear
- NO ONGOING CHAIN
- EPC C/Council tax C



DESCRIPTION

We are pleased to present to the market this three bedroom mid-terraced house that would be the ideal home for FIRST TIME BUYERS. This property is ideally located closed to local shops, St Joseph's Junior School, St Joseph's R C Comprehensive School, local amenities and good transport links to Port Talbot town centre. Early viewing is highly recommended to fully appreciate this MODERN HOME

The property briefly comprises lounge, kitchen/diner, downstairs WC, three bedrooms one with en suite and bathroom. Externally there is an open frontage and an enclosed rear garden with rear access to parking area.

ENTRANCE

Access via composite front door leading into hall. Skimmed ceiling. Emulsioned walls. Laminate flooring. Radiator. Doors leading off.

W.C. (5' 9" x 2' 11") or (1.75m x 0.90m)

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Radiator. Room is fitted with a two piece suite in white comprising low level WC, pedestal wash hand basin set within corner with tile splash back. PVCu frosted double glazed window to front of property

LOUNGE (17' 8" x 15' 1") or (5.38m x 4.59m)

Skimmed ceiling. Emulsioned walls. Continuation of laminate flooring. Two radiators. Staircase to first floor accommodation with fitted carpet. PVCu double glazed window to front of property. Door leading into:

KITCHEN/DINER (15' 0" x 9' 2") or (4.57m x 2.79m)

Skimmed ceiling with two pendant light fittings. Emulsioned walls. Vinyl flooring. Radiator. Kitchen is fitted with a range of wall and base units with complementary work surfaces and matching up stands. Stainless steel single sink unit with mixer tap. Built in electric oven. Four ring electric hob with glass splash back area and extractor hood. One cupboard houses the combination boiler. Plumbing for automatic washing machine. Space for fridge/freezer and other appliances. Freestanding dishwasher. Ample space for table and chairs. Understair storage. PVCu double glazed window and french doors to rear.

LANDING

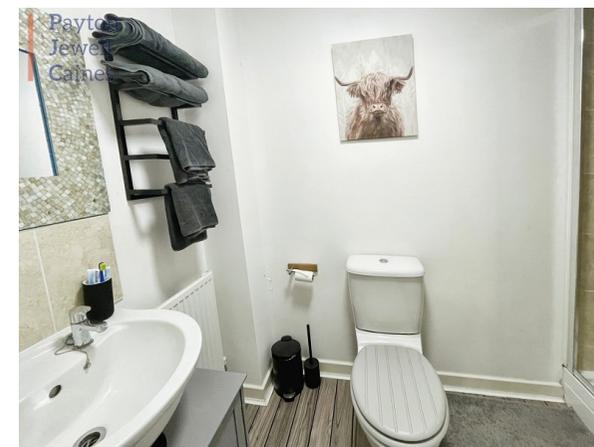
Skimmed ceiling with access into attic. Emulsioned walls. Fitted carpet. Spindle balustrade. Cupboard over staircase. Doors leading off.

FAMILY BATHROOM (6' 3" x 5' 6") or (1.90m x 1.68m)

Skimmed ceiling. Emulsioned walls with tiles to splash back areas. Tile effect laminate flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin and panel bath. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (12' 0" x 8' 6") or (3.66m x 2.59m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Built in double door wardrobe. PVCu double glazed window to front of property. Door leading into:



EN SUITE

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Radiator. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin, shower cubicle with mains fed shower. Extractor fan.

BEDROOM 2 (10' 2" x 8' 6") or (3.10m x 2.60m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Fitted wardrobe with two mirrored sliding doors. PVCu double glazed window to rear.

BEDROOM 3 (8' 7" x 6' 5") or (2.62m x 1.96m)

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. PVCu double glazed window to front of property.

OUTSIDE

Front garden is open plan with footpath leading to front door.

Rear garden is enclosed and bounded by wood panel fencing. Paved patio and wood decked areas ideal for garden furniture. Outside tap. Storage shed. Gate leading to parking facilities with two allocated bays.

NOTES

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

Date of lease: 01/01/2008.

Length of Lease: 125 years from start of lease.

Ground rent: £297.31 every six months.

Service charge: £198 every six months.



Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		90
(69-80) C	78	
(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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