



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

£240,000



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We are pleased to market this four bedroom FAMILY DETACHED HOUSE generously sized throughout. Located within walking distance to NEATH PORT TALBOT HOSPITAL, PORT TALBOT TOWN CENTRE and ABERAVON BEACH. Property benefits from NO ONGOING CHAIN and VIEWING HIGHLY RECOMMENDED to fully appreciate this Family Home.

£240,000 - Sol. To Verify

- Four bedroom detached house
- Two reception rooms
- Fitted kitchen/dining room
- Master bedroom with ensuite
- Single garage/off road parking
- EPC C /Council tax E
- FREEHOLD upon completion



DESCRIPTION

We are pleased to market this four bedroom FAMILY DETACHED HOUSE generously sized throughout. Located within walking distance to NEATH PORT TALBOT HOSPITAL, PORT TALBOT TOWN CENTRE and ABERAVON BEACH. Property benefits from NO ONGOING CHAIN and VIEWING HIGHLY RECOMMENDED to fully appreciate this Family Home.

Accommodation comprising: Entrance hall, downstairs w.c., family lounge, second sitting room, kitchen/dining room. First floor landing, bathroom, four bedrooms all with wardrobes and master with ensuite. Single garage and off road parking.

ENTRANCE

Via PVCu door into :

ENTRANCE HALL

Skimmed ceiling. Emulsioned walls. Radiator. Solid wood flooring. Staircase to first floor with fitted carpet and spindled balustrade. Storage cupboard for coats. All doors leading off.

DOWNSTAIRS CLOAKROOM

Skimmed ceiling. Emulsioned walls. Fitted carpet. Radiator. Two piece suite in white comprising low level w.c., hand basin set within vanity unit and tiled splash back. PVCu frosted double glazed window to front elevation.

RECEPTION 1 (15' 11" x 10' 0") or (4.84m x 3.05m)

Skimmed ceiling. Emulsioned walls and one wall with feature wallpaper. Fitted carpet. Two radiators. PVCu double glazed window to front and french doors to rear elevation, both with vertical blinds.

RECEPTION 2 (10' 10" x 9' 3") or (3.29m x 2.81m)

Skimmed ceiling. Two walls emulsioned and two feature papered walls. Fitted carpet. Radiator. PVCu double glazed window with vertical blinds to front elevation.

KITCHEN/DINING ROOM (16' 4" x 14' 3") or (4.99m x 4.34m)

Skimmed ceiling. Emulsioned walls. Under stairs cupboard. Solid wood flooring. Ample space for dining table and chairs. Two radiators. Kitchen fitted with wall and base units, complementary work surfaces and tiled splash back area. One wall cupboard housing the gas boiler. Single drainer sink unit with mixer tap. Plumbing for automatic washing machine and dishwasher. Built in electric oven and four ring gas hob with overhead concealed extractor fan. Two PVCu double glazed window to front and two to side elevation, French doors leading onto rear garden.

LANDING

Skimmed ceiling. Emulsioned walls. Spindled balustrade. Fitted carpet. PVCu double glazed window to rear elevation. All doors lead off.

FAMILY BATHROOM (6' 9" x 5' 7") or (2.05m x 1.70m)

Skimmed ceiling and extractor fan. Emulsioned walls. Vinyl flooring. Radiator. Three piece suite in white comprising low level w.c., hand basin set within vanity unit and tiled splash back area, panelled bath with mixer shower taps and fully tiled.



MASTER BEDROOM (14' 2" x 9' 4") or (4.31m x 2.84m)

Skimmed ceiling. Emulsioned wall and one wall feature wallpaper. Fitted carpet. Radiator. Built-in sliding three door wardrobe. PVCu double glazed windows, two to rear and one to side elevation. Door into:

EN SUITE

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Radiator. Three piece suite in white comprising low level w.c., hand basin set within vanity unit and tiled splash back area. Fully tiled to shower cubicle and mains fed shower. PVCu frosted double glazed to side elevation.

BEDROOM 2 (13' 1" x 11' 0") or (3.99m x 3.36m)

Skimmed ceiling. Emulsioned walls. Fitted three door wardrobe and dressing table area. Radiator. Fitted carpet. PVCu double glazed window to front elevation.

BEDROOM 3 (11' 0" x 10' 0") or (3.36m x 3.05m)

Skimmed ceiling and access into attic. Emulsioned walls. Build in double door wardrobe and airing cupboard housing hot water tank. Fitted carpet. Radiator. PVCu double glazed window to front elevation.

BEDROOM 4 (6' 10" x 6' 5") or (2.09m x 1.96m)

Skimmed ceiling. Two emulsioned and two papered walls. Fitted single wardrobe. Fitted carpet. Radiator. PVCu double glazed window to rear.

OUTSIDE

Enclosed rear garden. Laid to lawn. Outside tap. Paved patio area ideal for garden furniture.

Single garage access via up and over doors. Off road parking for two vehicles.

Front forecourt enclosed by wrought iron fencing. Footpath to front door.


NOTE

Will be FREEHOLD upon completion.

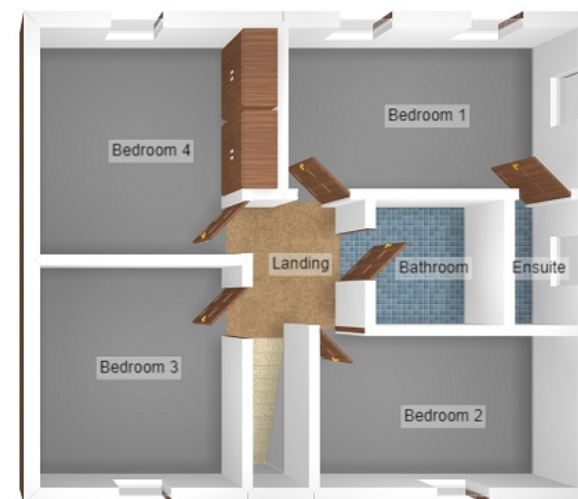


For more photos please see www.pjchomes.co.uk

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	76	
(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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