

Payton
Jewell
Caines



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

£249,950

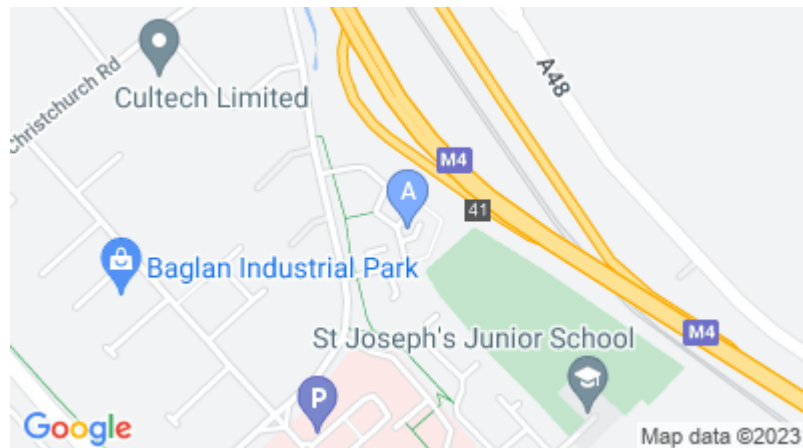
PJC PAYTON
JEWELL
CAINES

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

Situated in the sought after development of ABBOTSMOOR we are pleased to offer this BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME. With excellent M4 access and just minutes from local shops, schools and amenities. EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE all this property has to offer. NOW OFFERED AS FREEHOLD.

£249,950 - Freehold

- Three bedroom detached house
- Generous sized rooms
- Master bedroom and ensuite
- Detached single garage
- NOW FREEHOLD
- Council Tax D



DESCRIPTION

We are pleased welcome the opportunity to purchase this uniquely built three 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 PVCu windows and doors throughout, ensuite and single detached garage.

Accommodation briefly comprises lounge, dining room, kitchen, downstairs w.c. master bedroom and ensuite, two further bedrooms and family bathroom.

Externally there are attractive front and rear gardens with a single garage and off road parking.

ENTRANCE

Accessed via composite part glazed front door with glazed side panels into:

HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Solid wood flooring. Stairs to first floor accommodation. Built in storage cupboard. Doors leading off.

LOUNGE (16' 3" x 10' 5") or (4.96m x 3.17m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window with fitted vertical blinds and curtain pole. Radiator. Rear facing PVCu double glazed french doors leading out to rear garden. Fitted carpet. Wall mounted modern electric fire.

DINING ROOM (11' 2" x 9' 1") or (3.41m x 2.77m)

2.77m into bay.

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed bay window with fitted roller blinds. Radiator. Solid wood flooring.

KITCHEN (13' 1" x 7' 10") or (3.98m x 2.40m)

Skimmed ceiling. Track spotlight fitting. Emulsioned walls. Ceramic tiles to splash back areas. Ceramic floor tiles. Rear facing PVCu double glazed window with fitted roller blind. Part glazed door leading to rear garden. Kitchen is fitted with a range of cream shaker style wall and base units with wood effect complementary laminate work surfaces. Stainless steel sink and drainer with chrome hot and cold mixer tap. Under counter space for appliances. Built in stainless steel four ring gas hob with splash back and over head extractor hood. Built in electric oven below. Space for upright fridge/freezer. Built in under stair pantry cupboard. Wall mounted combi boiler.

DOWNSTAIRS W.C. (6' 2" x 2' 9") or (1.89m x 0.85m)

Skimmed ceiling. Emulsioned walls. Ceramic floor tiles. Front facing frosted PVCu double glazed window with fitted roman blind. Radiator. Room is fitted with a two piece suite in white comprising w.c. and wash hand basin set within a white gloss vanity unit.



LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Radiator. Rear facing PVCu double glazed window. Built in airing cupboard. Doors leading off.

MASTER BEDROOM (16' 1" x 9' 5") or (4.90m x 2.86m)

4.90m at its longest point.

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window with curtain pole. Radiator. Fitted carpet. Door leading into:

EN SUITE (6' 7" x 5' 9") or (2.00m x 1.75m)

Skimmed ceiling. Track spotlight. Emulsioned walls. Ceramic tiles to splash back areas. Chrome wall mounted heated towel rail. Front facing frosted PVCu double glazed window. Ceramic floor tiles. Room is fitted with a three piece white suite comprising w.c. vanity wash hand basin with chrome hot and cold mixer tap set within a white gloss unit, built in shower cubicle with chrome wall mounted shower and glass bi-fold doors.

BEDROOM 2 (13' 9" x 8' 2") or (4.20m x 2.50m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window with curtain pole. Radiator. Fitted carpet. Built in storage cupboard.

BEDROOM 3 (7' 9" x 7' 4") or (2.36m x 2.23m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window with curtain pole. Radiator. Fitted carpet.

FAMILY BATHROOM (6' 5" x 6' 2") or (1.95m x 1.87m)

Skimmed ceiling. Track spotlight. floor to ceiling ceramic wall tiles. Chrome wall mounted heated towel rail. Rear facing frosted PVCu double glazed window. Ceramic floor tiles. Room is fitted with a three piece suite comprising w.c., black glass vanity wash hand basin with chrome hot and cold mixer tap set within a vanity unit and panelled bath with chrome hot and cold mixer taps.

OUTSIDE

Attractive front garden bounded with black decorative railings. Laid mainly to gravel and planted with assortment of mature shrubs and flowers. Footpath to front door.

Low maintenance attractive rear garden with decked sun terrace and concrete paved patio and pathways. Garden is bounded on two sides by wood fencing. Wooden storage to the side. Wooden side gate to the front of the house. Wooden gate leading to off road parking at rear.


DETACHED GARAGE

Brick built single garage with tiled pitched roof with courtesy door to the side and traditional up and over garage door. Garage roof is boarded with an access ladder for storage. Power installed.



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		89
(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.



www.pjchomes.co.uk

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