

Payton
Jewell
Caines



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

£180,000



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Situated in the sought after development of ABBOTSMOOR we are pleased to offer this BEAUTIFULLY PRESENTED THREE BEDROOM END OF TERRACE 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.

£180,000 - Leasehold

- Three bedroom end of terrace property
- downstairs cloakroom/w.c
- Kitchen/diner
- Attractive front and rear gardens
- Off road parking
- Council Tax B/EPC



DESCRIPTION

We welcome the opportunity to offer this uniquely built three bedroom END OF TERRACE 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 and off road parking and would make an ideal purchase for a FIRST TIME BUYER.

Accommodation briefly comprises lounge, kitchen/diner, cloakroom/w.c. three bedrooms and family bathroom.

Externally there are attractive front and rear gardens with off road parking for several vehicles.

ENTRANCE

Accessed via grey part glazed composite front door into:

HALLWAY

Skimmed ceiling. Emulsioned walls. Radiator. Solid wood flooring. Doors leading off.

CLOAKROOM/W.C

Skimmed ceiling. Emulsioned walls. Front facing frosted PVCu window. Radiator. Vinyl flooring. Room is fitted with a two piece white suite w.c. and corner pedestal wash hand basin with chrome hot and cold mixer tap.

LOUNGE (15' 9" x 15' 0") or (4.79m x 4.57m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Solid wood flooring. Door into:

KITCHEN/DINER (14' 11" x 8' 5") or (4.55m x 2.57m)

Skimmed ceiling. Emulsioned walls with dado rail. Rear facing PVCu double glazed window. Two PVCu glazed french doors leading to rear garden. Radiator. Ceramic floor tiles. Kitchen is fitted with a range of white gloss wall and base units with brushed copper handles and grey sparkle granite work tops. Black melamine one and half sink and drainer with copper hot and cold mixer tap. Black four ring built in gas hob with quartz splash back and black glass overhead extractor hood. Built in electric oven below. Under counter space for appliances. White quartz high rise breakfast bar. Built in under stair storage cupboard.

LANDING

Skimmed ceiling. Emulsioned walls. Side facing PVCu double glazed window. Fitted carpet. Doors leading off.

BEDROOM 1 (13' 6" x 8' 2") or (4.11m x 2.50m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Grey wood effect laminate flooring. Built in wardrobes.

BEDROOM 2 (10' 8" x 8' 7") or (3.24m x 2.61m)

Skimmed ceiling. Emulsioned walls. Rear facing PVCu double glazed window. Radiator. Fitted carpet. Built in triple door mirrored wardrobes.



BEDROOM 3 (9' 10" x 6' 2") or (3.00m x 1.89m)

Skimmed ceiling. Emulsioned walls. Front facing PVCu double glazed window. Radiator. Fitted carpet. Built in storage cupboard. Built in full height sliding door wardrobes.

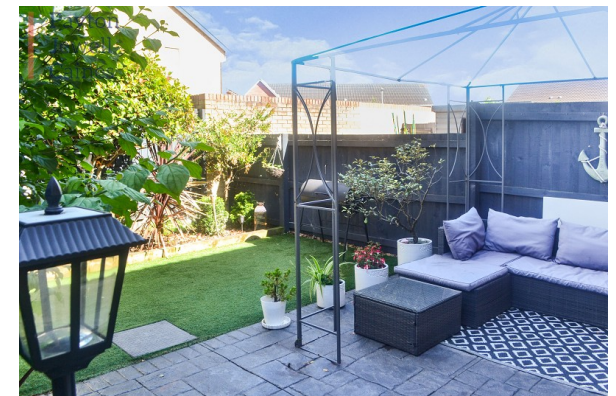
FAMILY BATHROOM (6' 2" x 5' 5") or (1.89m x 1.66m)

Skimmed ceiling. Emulsioned walls. Ceramic tiles to splash back areas. Rear facing frosted PVCu double glazed window. Radiator. Vinyl flooring. Room is fitted with a three piece suite in white comprising pedestal wash hand basin, w.c. and panelled bath with wall mounted shower with shower curtain.

OUTSIDE


Front is bounded on three sides by decorative black railings. Gate and pathway to front door. Decorative gravel bed planted with mature shrubs.

Rear is bounded on three sides by wood fence and brick wall. Attractive garden with paved sun terrace. Astro turf lawn. Pea gravel beds planted with mature shrubs and trees. Wooden side gate with path leading to off road parking for two vehicles.



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		91
(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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