

Payton
Jewell
Caines



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

£162,500

PJC PAYTON
JEWELL
CAINES

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We are pleased to present to the market a modern THREE BEDROOM TRADITIONAL BUILD MID TERRACE HOUSE located in the popular Abbotsmoor development. Early viewing is highly recommended for this well presented family home.

£162,500 - Leasehold

- Three bedroom mid terrace house
- Master bedroom with en suite
- Open plan kitchen/diner
- Family bathroom and downstairs WC
- Two allocated parking bays
- EPC C/Council Tax C



DESCRIPTION

We are pleased to present to the market a modern THREE BEDROOM TRADITIONAL BUILD MID TERRACE HOUSE located in the popular Abbotts Moor development. Close to local shops, St Joseph's Junior School, St Joseph's R C Comprehensive School, local amenities and transport links to Port Talbot town centre. Early viewing is highly recommended for this well presented family home.

Property briefly consists of a lounge, kitchen/diner, downstairs WC, three bedrooms one with en suite and family bathroom. Externally there is a front fore court and enclosed rear garden with access to the two allocated parking bays.

ENTRANCE

Access via front door into entrance hallway. Skimmed ceiling. Emulsioned walls. Radiator. Fitted carpet. Doors leading off.

W.C.

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

LOUNGE (17' 8" x 15' 1") or (5.38m x 4.61m)

Skimmed ceiling with centre ceiling light. Emulsioned walls. Fitted carpet. Two sets of radiators. Staircase to first floor accommodation with fitted carpet. PVCu double glazed window to front of property. Door leading into:

KITCHEN/DINER (15' 1" x 9' 1") or (4.60m x 2.76m)

Skimmed ceiling with two down lights. Emulsioned walls with one wall feature wallpaper. Radiator. Tiled flooring. Ample space for dining furniture. Understair storage cupboard. Kitchen is fitted with wall and base units with complementary work tops and up stands. Four ring gas cooker with splash back and electric oven. One cupboard housing the boiler. Plumbing for automatic washing machine. Space for fridge/freezer. Single drainer sink unit with mixer tap. PVCu double glazed window and french doors to rear garden.

LANDING

Skimmed ceiling. Loft access hatch. Emulsioned walls. Fitted carpet. Door to cupboard with shelving over staircase. Spindle balustrade. Doors leading off.

FAMILY BATHROOM (6' 3" x 5' 7") or (1.91m x 1.71m)

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 with tile splash back, panel bath with respatex wall. Extractor fan. PVCu frosted double glazed window to rear of property.

BEDROOM 1 (13' 10" max x 8' 6" max) or (4.21m max x 2.60m max)

Measurements at widest point

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

EN SUITE

Skimmed ceiling. Emulsioned walls. Vinyl flooring. Room is fitted with a three piece suite in white comprising low level WC, pedestal wash hand basin with tiled splash back and shaver point, shower cubical which is fully tiled and mains fed shower.

BEDROOM 2 (10' 2" x 8' 6") or (3.10m x 2.59m)

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

BEDROOM 3 (8' 9" x 6' 4") or (2.67m x 1.94m)

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

OUTSIDE

Front forecourt is open plan. Laid to lawn with footpath leading to front door.

Rear garden is enclosed and bounded by wood panel fencing. Astroturf area and paved patio ideal for garden furniture. Gate to rear giving access to designated parking.

NOTE

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


Date of lease: 26/06/2009

Length of lease: 125 years from 01/01/2008

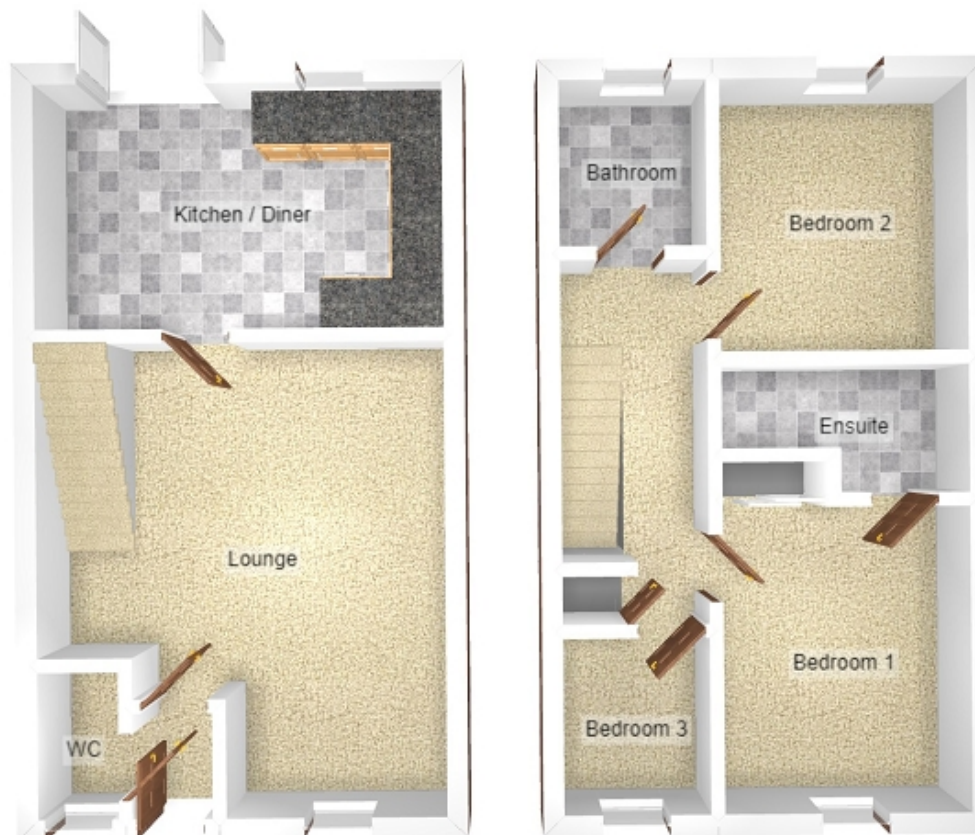
Service charge: £185 every 6 months

Ground rent: £297.31 every 6 months

Floorplan & EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	80	
(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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