

FOR  
SALE



95 Abbottsmoor, Port Talbot, West Glamorgan SA12 6DA

£190,000 - Freehold



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## PROPERTY SUMMARY

Three bedroom semi detached house in a popular location comprising entrance hall, downstairs WC, lounge, kitchen/diner, three bedrooms, upstairs re-fitted shower room, two parking spaces to the rear of the property, gardens to the front and rear. Leasehold.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Downstairs WC
- Lounge
- Kitchen/ diner
- Front and rear gardens
- Two parking spaces to the rear
- EPC-C
- Leasehold



## ROOM DESCRIPTIONS

### Entrance

Via timber door with opaque double glazed window into the hallway finished with emulsioned walls, radiator and laminate flooring. Doors leading to WC and lounge.

### Downstairs WC

Opaque double glazed window overlooking the front of the property, radiator, tiled walls and vinyl flooring. Two piece suite comprising corner pedestal wash hand basin and low level WC.

### Lounge

3.58m x 4.80m (11' 9" x 15' 9") Stairs leading to the first floor. Coved ceiling, emulsioned walls, media wall with space for 55 inch TV, wall mounted electric fire and shelving, PVCu double glazed window overlooking the front of the property, vertical wall mounted radiator and laminate flooring. Sliding glazed timber door leading into the kitchen.

### Kitchen

2.52m x 4.55m (8' 3" x 14' 11") Down lighting, coving, PVCu double glazed window overlooking the rear, PVCu double glazed patio doors with blinds leading on to the rear garden, radiator, emulsioned walls with ceramic tiling to the splash back areas and vinyl flooring. A range of wall and base units with complementary quartz style work surfaces. Integrated induction hob, electric oven and extractor hood. Plumbing for automatic washing machine. Space for slim line dishwasher. Inset ceramic sink with single drainer. Combination boiler. Space for 750mm fridge. Under stairs storage cupboard currently used as a pantry.

### First floor landing

Via stairs with lighting. Access to loft, mains wired smoke alarm, glass balustrade.

### Shower Room

PVCu opaque double glazed window overlooking the rear, heated towel rail, extractor fan, shaver point, emulsioned walls and vinyl flooring. Three piece suite comprising low level WC, vanity sink unit and double sized shower with glass screen and rainforest mains shower attachment

### Bedroom 1

2.60m x 4.06m (8' 6" x 13' 4") Coved ceiling, PVCu double glazed window overlooking the front of the property, radiator, emulsioned walls with feature panelled wall and fitted carpet.

### Bedroom 2

3.25m x 2.60m (10' 8" x 8' 6") Coved ceiling, PVCu double glazed window overlooking the rear of the property, radiator, emulsioned walls and fitted carpet.

### Bedroom 3

2.19m x 3.12m (7' 2" x 10' 3") Narrowing to 1.90m. PVCu double glazed window overlooking the front, radiator, emulsioned walls, and fitted carpet. Built in storage cupboard.

### Outside

Gated access leading to the parking area where there is space for two cars. Area laid to decking, paved patio and area of artificial lawn. Outside tap.

Paved pathway with Cotswold stone chippings, border fence and lawn to the front.

### NOTE

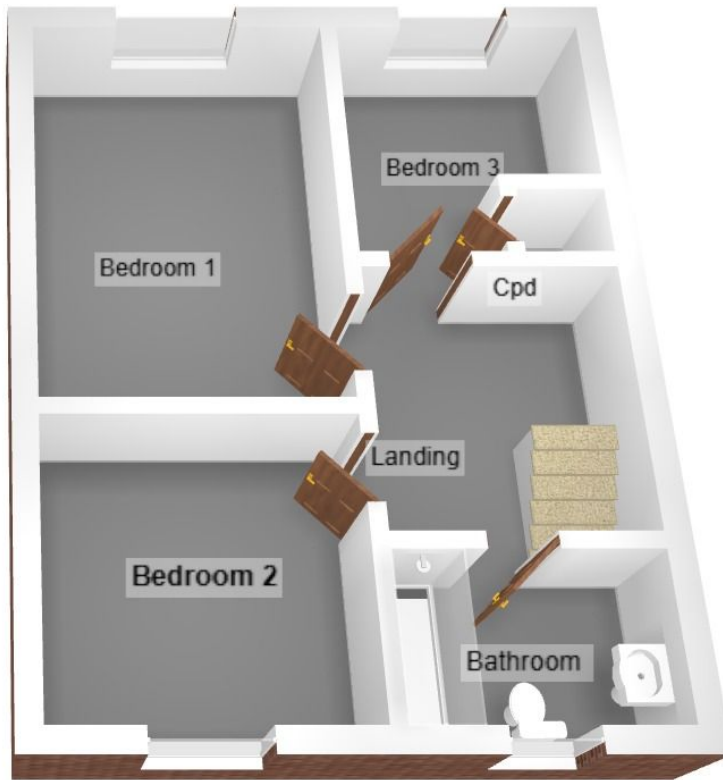
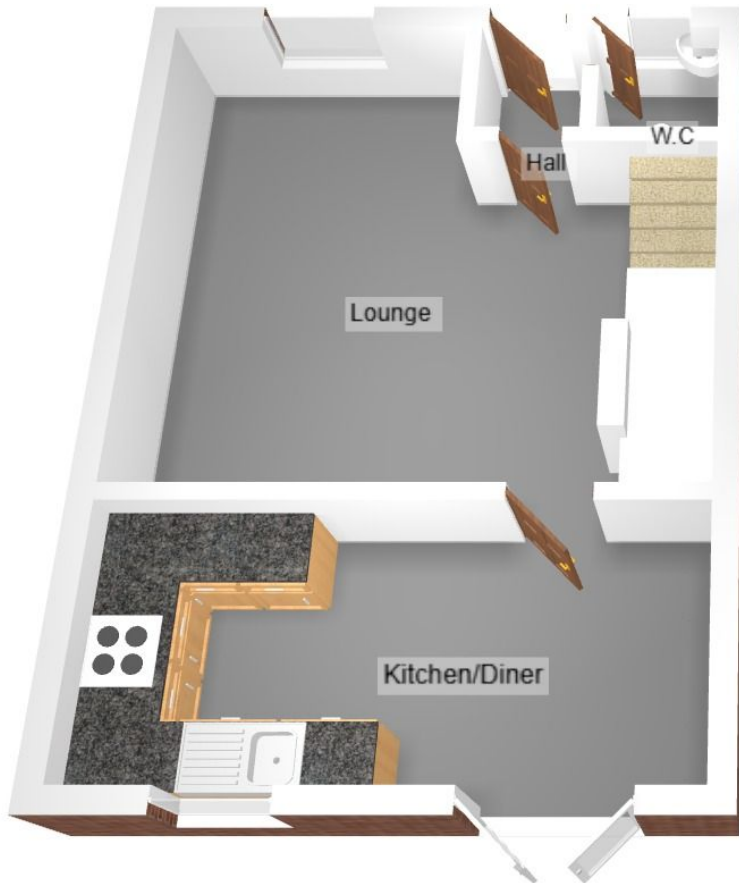
Leasehold

Lease Term: 125 years from 1st January 2008

Ground rent: £212,37

Service Charge: £207.04





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC