

FOR  
SALE



80 Abbottsmoor, Port Talbot, West Glamorgan SA12 6DT

£200,000 - Leasehold



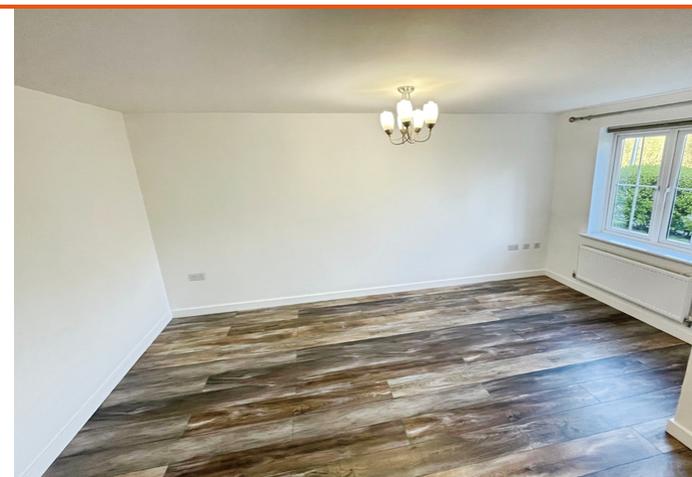
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## PROPERTY SUMMARY

A refurbished three-bedroom semi-detached home positioned in a desirable Port Talbot location, offering excellent access to Neath Port Talbot Hospital, the M4 corridor, and key transport links into the town centre. The property comprises an inviting entrance hall, ground-floor WC, spacious open-plan lounge, and a contemporary kitchen/diner with integrated appliances. The first floor features three well-proportioned bedrooms and a modern family bathroom. Externally, the home benefits from front and rear gardens along with two allocated parking spaces. LEASEHOLD.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Recently refurbished
- Downstairs WC and first floor bathroom
- Front and rear gardens
- Two allocated parking spaces
- LEASEHOLD - 125 years from 1st January 2008
- Quiet location with lovely mountainside views



## ROOM DESCRIPTIONS

### Entrance

Via timber framed double glazed door with opaque window leading into the entrance hall.

### Entrance hall

Emulsioned walls, fitted carpet, radiator and doors leading to the downstairs WC and lounge.

### Downstairs WC

Emulsioned walls, newly fitted vinyl flooring, PVCu double glazed opaque window to the front and radiator. Two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back.

### Lounge

4.58m x 4.79m (15' 0" x 15' 9") Emulsioned ceiling and walls, PVCu double glazed window to the front, radiator, wooden flooring and two radiators. Carpeted stairs leading to the first floor with balustrade. Door leading into the kitchen / diner.

### Kitchen / diner

2.51m x 4.56m (8' 3" x 15' 0") PVCu double glazed window to the rear and PVCu patio doors leading out to the rear garden. Extractor fan, emulsioned ceiling and walls, newly fitted vinyl flooring and under stairs storage cupboard with vinyl flooring. A range of matching wall and base units with complementary roll edge work surfaces housing a stainless steel sink and drainer. Integrated four ring gas hob, electric oven, cooker hood and glass splash back. Plumbing for automatic washing machine.

### Landing

Via stairs with newly fitted carpet which continues on the landing and balustrade. Emulsioned ceiling and walls, loft access and smoke alarm. Doors leading off.

### Bedroom 1

2.59m x 4.08m (8' 6" x 13' 5") Emulsioned ceiling and walls, PVCu double glazed window overlooking the front, radiator and newly fitted carpet.

### Bedroom 2

2.59m x 3.27m (8' 6" x 10' 9") Emulsioned ceiling and walls, PVCu double glazed window overlooking the rear, radiator and newly fitted carpet.

### Bedroom 3

3.13m x 1.89m (10' 3" x 6' 2") max. Emulsioned ceiling and walls, PVCu double glazed window overlooking the front, radiator and newly fitted carpet. Storage cupboard over the bulk head.

### Bathroom

1.69m x 1.84m (5' 7" x 6' 0") Emulsioned ceiling, PVCu double glazed opaque window to the rear, fully tiled walls, radiator and newly fitted vinyl flooring. Three piece suite comprising pedestal wash hand basin with tiled splash back, panelled bath with overhead mains fed shower and low level WC. Shaver point.

### Outside

The front garden is laid to lawn with retaining hedge and views over the fields and local scenery. Footpath leading to the front door and security lights.

South facing enclosed rear garden laid to patio and bound by panel fencing with gate leading to the rear. Two allocated parking spaces.

### NOTE

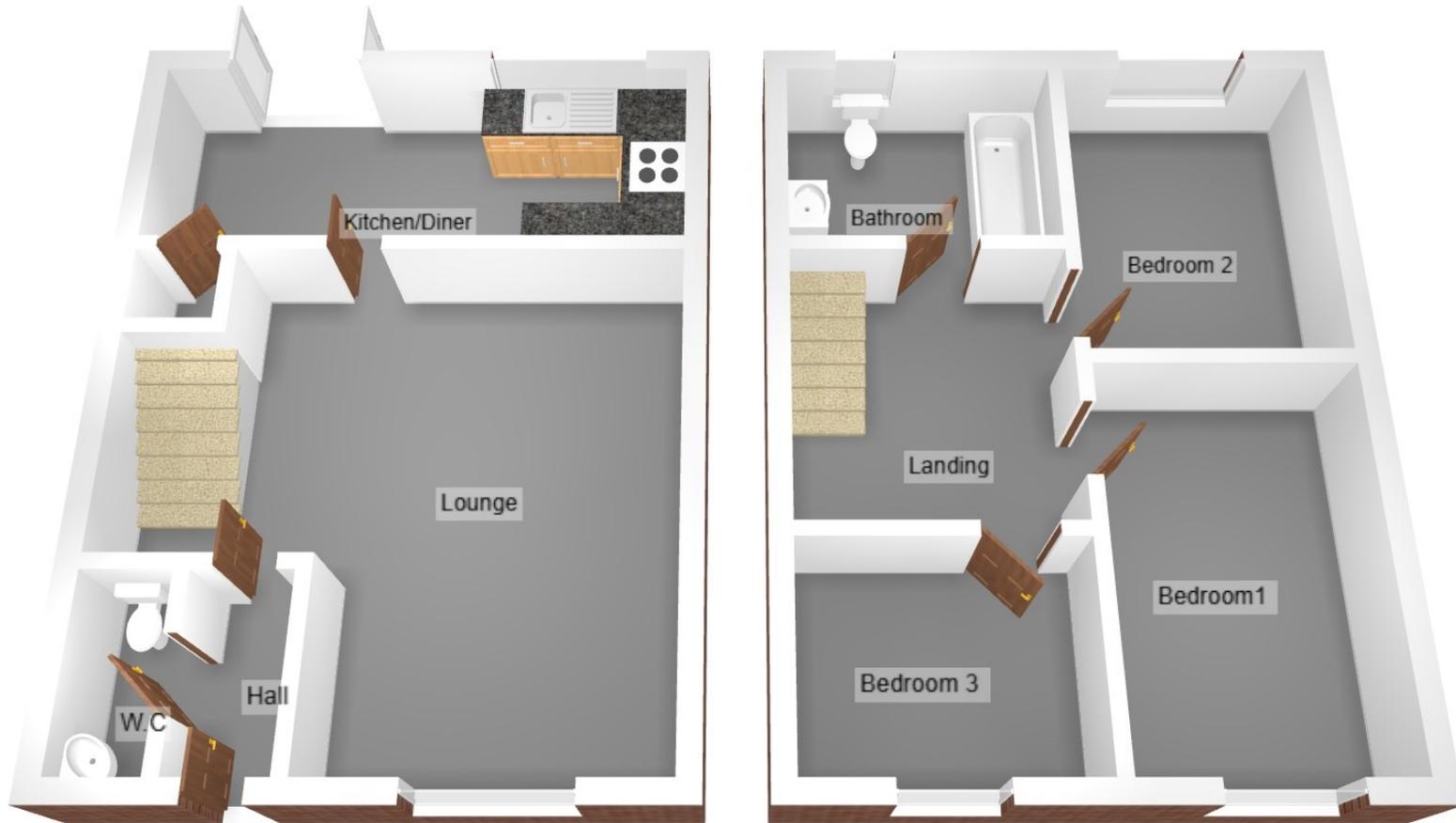
#### LEASEHOLD

Lease term: 125 years from 1st January 2008.

Ground rent: £207.04 6 monthly - total £414.08 per annum.

Service charge: £297.31 6 monthly - total £594.62 per annum.





EPC