



122 Abbottsmoor, Port Talbot

Port Talbot

£180,000

**FORTIS**  
Estate Agents



## 122 Abbottsmoor

Port Talbot, Port Talbot

Beautifully presented 3-bed end-terrace house, spacious living room, modern kitchen with garden access, modern bathroom. Off-road parking, energy-efficient windows, private garden. Chain Free.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Off-road parking
- Private fenced garden
- French doors to garden
- Modern kitchen with integrated oven
- Ample natural light throughout
- Large windows
- Neutral decor
- Modern carpeted flooring
- Contemporary bathroom with modern fixtures
- Double glazed windows



### Entrance

Accessed via front door with inset double glazed and frosted window, ceiling light point, radiator, door to:

### Wc

A modern two piece suite comprising low level WC, wash hand basin with mixer tap and tiled splash back, radiator, double glazed front aspect double glazed window, wood effect flooring, ceiling light point.

### Lounge

15' 4" x 14' 10" (4.68m x 4.51m)

A good sized living room with double glazed front aspect window, ceiling light point, stairs to the first floor, 2 x radiators, door to:

### Kitchen Diner

8' 2" x 14' 11" (2.48m x 4.54m)

A well appointed room with both kitchen and dining areas, offering the perfect family arrangement. The kitchen is fitted with a modern range of wall and base level cupboard and drawer units with work surfaces over, inset stainless steel sink and drainer with mixer tap, electric oven and gas hob with extractor above, space and plumbing for domestic appliances, vinyl flooring, double glazed rear aspect window, double glazed French Style double doors to the garden, space for table and chairs, under stairs storage cupboard.

### Landing

8' 1" x 6' 1" (2.46m x 1.85m)

Double glazed side aspect window, ceiling light point, loft access point, doors to:

### Bedroom 1

13' 1" x 8' 6" (4.00m x 2.58m)

Front aspect double glazed window, ceiling light point, radiator.

### Bedroom 2

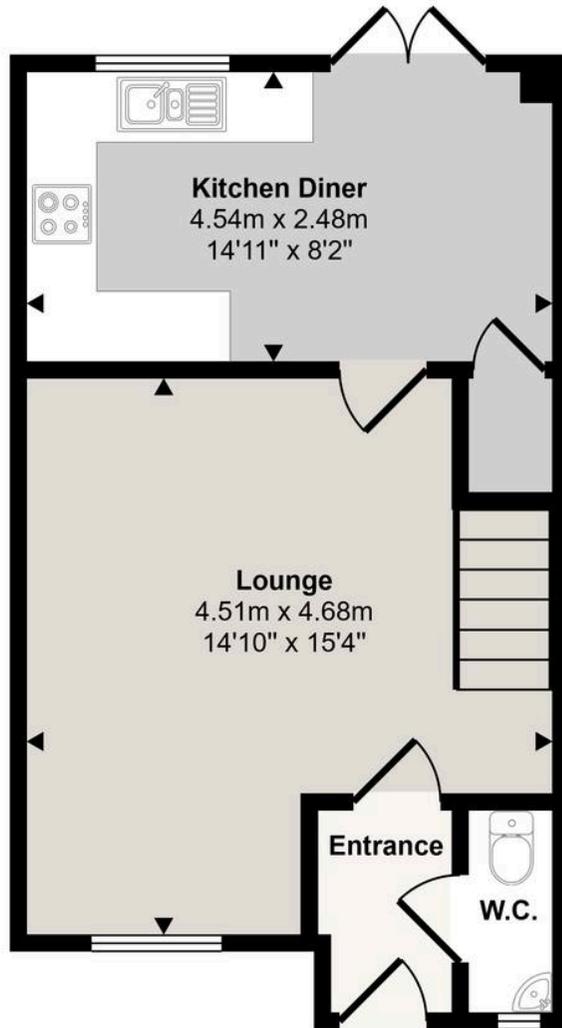
10' 8" x 8' 5" (3.24m x 2.57m)

Double glazed rear aspect window, ceiling light point, radiator.

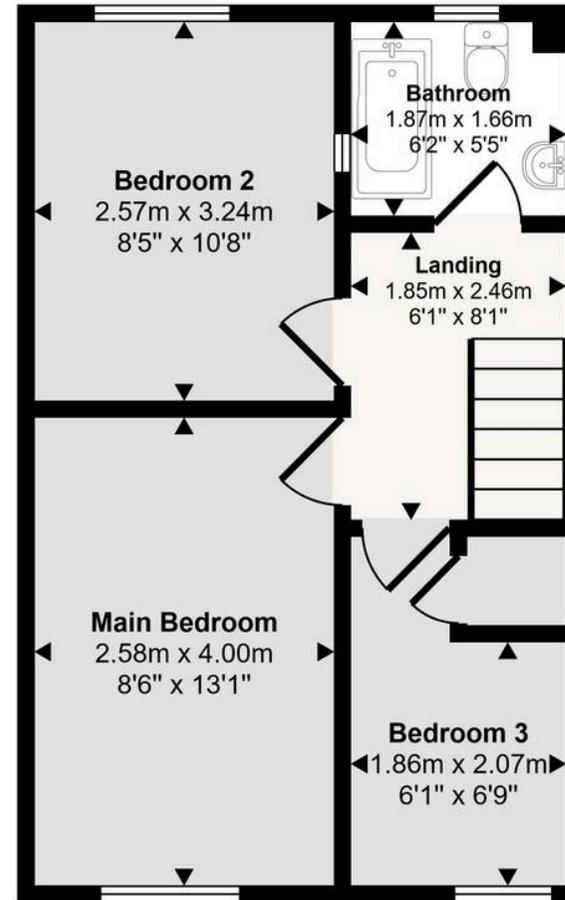
### Bedroom 3



Approx Gross Internal Area  
69 sq m / 741 sq ft



Ground Floor  
Approx 35 sq m / 376 sq ft



First Floor  
Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.