

THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

Peter Morgan Sales  
Lettings & Financial

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**The Telegraph**



38 Abbottsmoor, Port Talbot, Neath Port Talbot. SA12 6DT



**£270,000**

## Main Features

- Four Bedroomed Detached Property
- Perfect Family Home
- Leasehold
- EPC - C
- En Suite To The Master Bedroom
- Enclosed Rear Garden
- Integral Garage & Driveway
- Convenient Location
- Gas Central Heating
- Need A Mortgage? We Can Help!

## General Information

Beautifully presented throughout, this four bedroomed detached property would make the perfect family home. Conveniently located within walking distance to Neath Port Talbot Hospital and a short drive to Aberavon Beach, St Therese's Catholic School, Port Talbot Town Centre also having easy access to the M4 corridor.

Internally the property offers a lounge, dining room and a newly fitted kitchen to the ground floor and four double bedrooms and newly fitted family bathroom to the first floor, also benefitting from an integral garage and off road parking to the front.

Please visit our new and improved website for more information.

## GROUND FLOOR

### Entrance Hallway

Enter through a composite door and radiator.

Door to;

### Lounge

uPVC double glazed window to front aspect, radiator, wooden flooring and stairs to the first floor.

Bi-fold doors to;

### Dining Room

uPVC double glazed French doors to rear garden, panelled feature wall, radiator and wooden flooring.

Door to;

### Kitchen

Appointed with a range of matching wall and base shaker style units with wood effect work tops over and an inset sink with mixer tap. uPVC double glazed window to the rear aspect, integrated oven, electric hob with extractor fan over, plumbing in place for a washing machine, ceiling Bluetooth speaker, wooden flooring, part tiled walls, integrated dishwasher and a storage cupboard housing a gas combi boiler serving domestic hot water and gas central heating.

## FIRST FLOOR

### Landing

Carpeted flooring, storage cupboard and access to the loft above.

Doors to;

### Bedroom One

Two uPVC double glazed windows to front aspect, carpeted flooring and radiator.

Door to;

### En Suite

Comprising of a low level WC, vanity wash hand basin and a shower cubicle. Part tiled walls, LED spotlights, heated towel rail, extractor fan, laminate flooring and a 120v/ 230v power plug.

### Bedroom Four

uPVC double glazed window to rear aspect, carpeted flooring and radiator.



### Family Bathroom

Comprising of a white suite including a low level WC, vanity wash hand basin and a panelled bath with shower over. uPVC frosted double glazed window to the rear aspect, inset ceiling spotlights, part tiled walls, heated chrome towel rail and laminate flooring.

### Bedroom Three

uPVC double glazed window to rear, carpeted flooring and radiator.

### Bedroom Two

uPVC double glazed window to front aspect, storage cupboard, carpeted flooring and radiator.

## EXTERNALLY

### Gardens

A front driveway offering off road parking for two vehicles.

A rear enclosed garden with patio and laid to lawn areas, also benefitting from two power supplies.

### Integral Garage

Up and over door, mains electrics.

### Mortgage Advice

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

### Council Tax

Council Tax Band - D  
£2112 - Annually

### Please Note:

Ground rent £385 every 6 months  
Maintenance £150 every 6 months

### Viewings

Strictly By Appointment Only

### Utilities

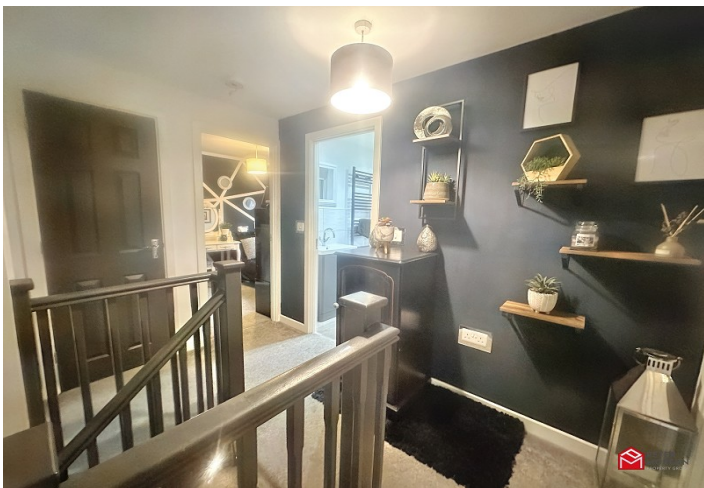
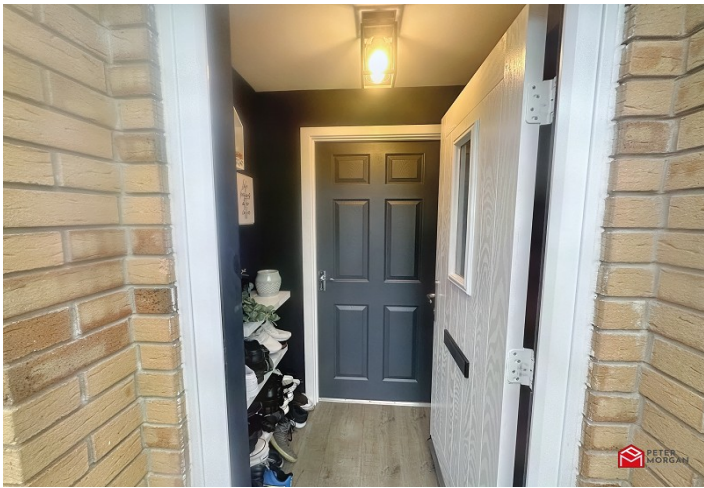
Mains electricity, mains water, mains gas, mains drainage (Services not tested)

**Current council tax banding** D

**Current heating type** Gas

**Tenure (To be confirmed)** Leasehold



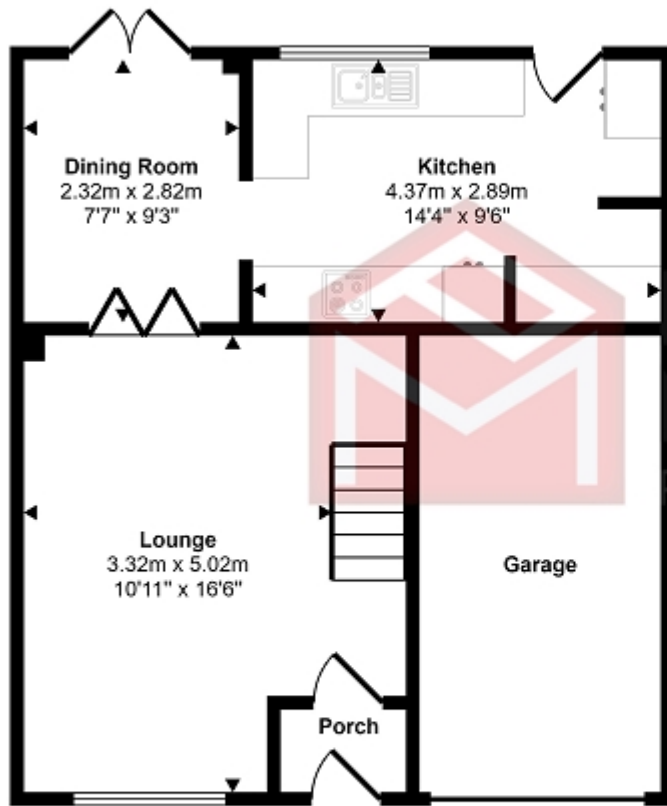




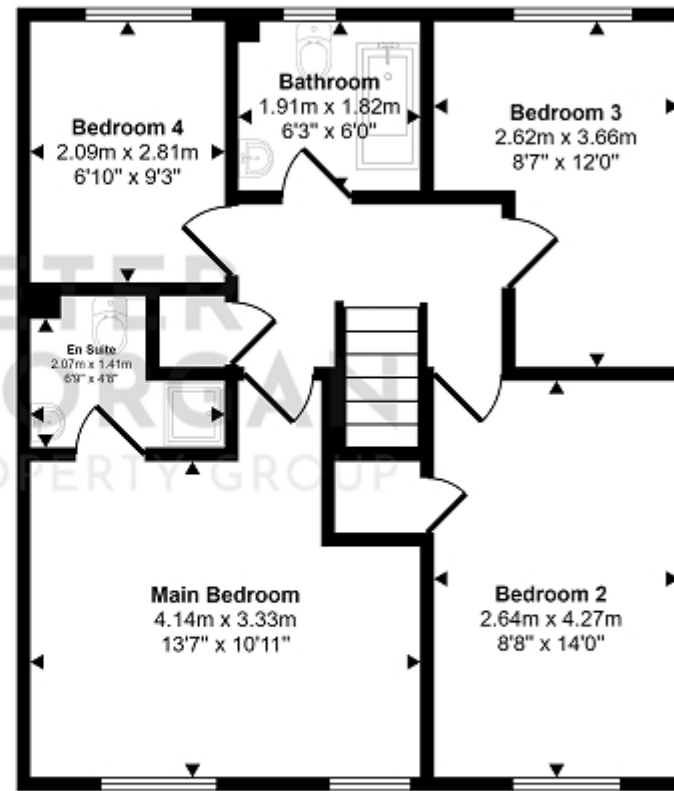




Approx Gross Internal Area  
111 sq m / 1192 sq ft




Ground Floor  
Approx 55 sq m / 589 sq ft

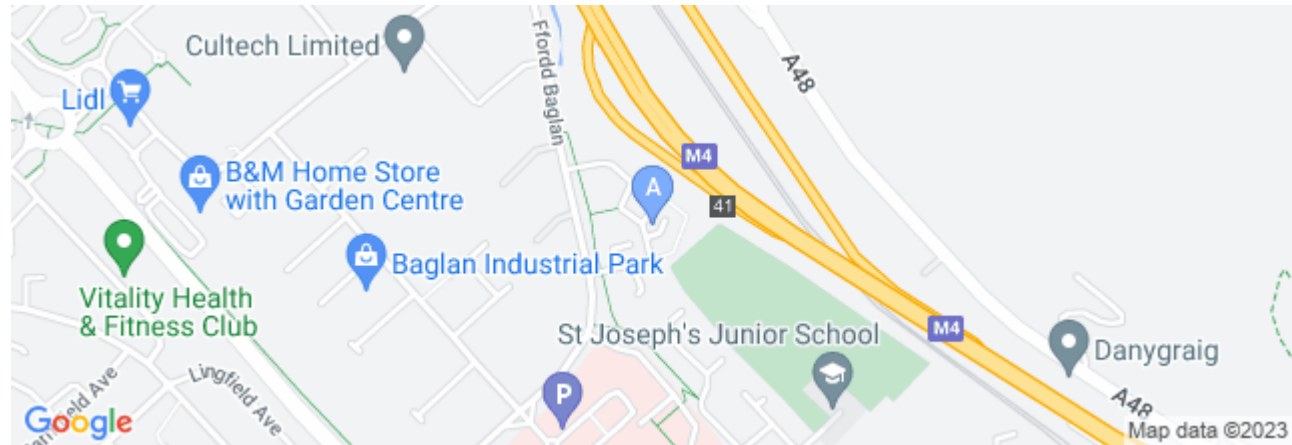


First Floor  
Approx 56 sq m / 603 sq ft

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(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>		
<b>England, Scotland &amp; Wales</b>	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.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate The portion up to and including ?180,000 0% The portion over ?180,000 up to and including ?250,000 3.5% The portion over ?250,000 up to and including ?400,000 5% The portion over ?400,000 ?400,000 up to and including ?750,000 7.5% The portion over ?750,000 up to and including ?1,500,000 10% The portion over ?1,500,000 12% Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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# PETER MORGAN

## POSITIVELY MOVING

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