



**Water Street
Port Talbot
West Glamorgan
SA12**

Offers In Excess Of £95,000

bettermove

Water Street

Port Talbot

Bettermove are proud to present this 3 bedroom terraced house in Port Talbot, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas central heating throughout, with off street parking available, to the rear of the property.

The council tax band is A.

The interior of this well presented property comprises a spacious living room, and fitted kitchen on the ground floor. The first floor consists of three bedrooms, including two doubles, and one single, alongside a shower room. Outside, the property boasts an outbuilding, ideal for additional storage, and a private rear garden, perfect for enjoying the summer months.

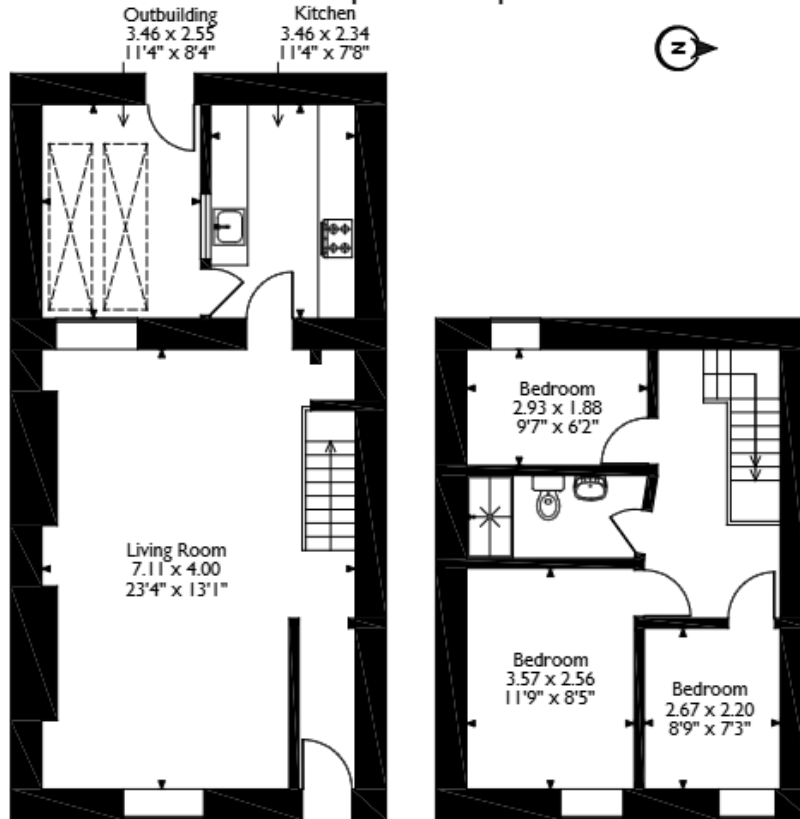
Located in the popular town of Port Talbot, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Port Talbot Parkway Train Station, a variety of local bus routes, and quick access to the M4.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Water Street, Port Talbot


Approximate Gross Internal Area 92 Sq M/991 Sq Ft




Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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