



**Pendarvis Terrace
Port Talbot
West Glamorgan
SA12**

Offers In Excess Of £125,000

bettermove

Pendarvis Terrace

Port Talbot

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

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

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

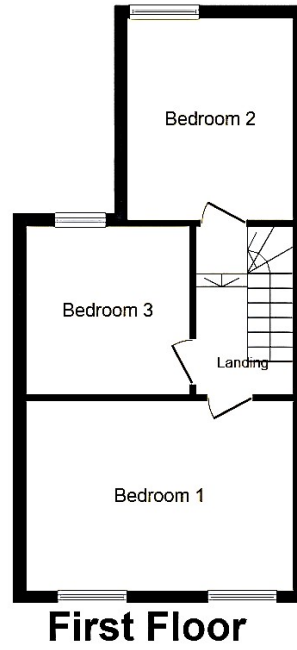
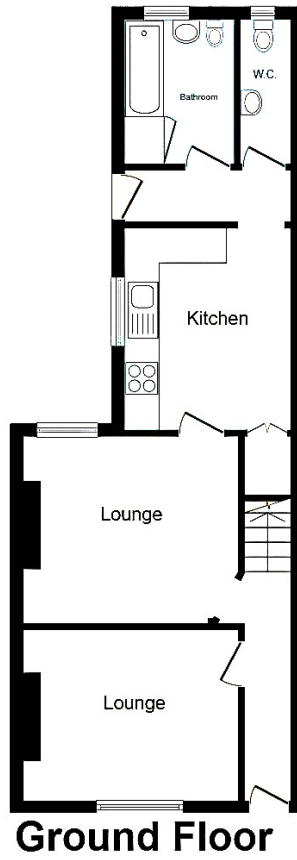
The council tax band is B.

The interior of this beautifully presented property comprises two reception rooms, fitted kitchen, and the family bathroom, with an additional WC on the ground floor. The first floor consists of three double bedrooms. The exterior boasts an outbuilding, ideal for additional storage, and a private rear garden, mainly laid with paving, perfect for enjoying the summer months.

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

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





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk