



**Velindre Street
Port Talbot
West Glamorgan
SA13**

Offers In Excess Of £120,000

bettermove

Velindre Street

Port Talbot

Bettermove are proud to present this 3 bedroom terraced house in Port Talbot.

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

The council tax band is B.

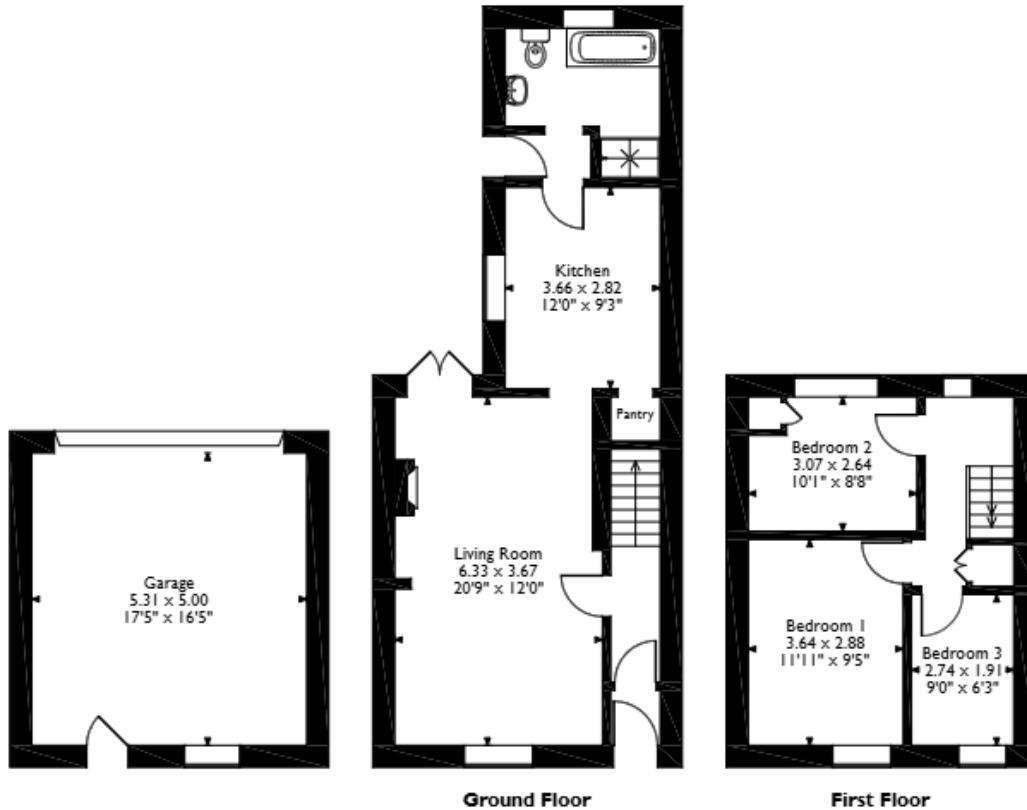
The interior of this beautifully presented property comprises a spacious living/dining area, family bathroom and fitted kitchen on the ground floor. The first floor consists of three double bedrooms. The exterior boasts a private rear yard, perfect for enjoying the summer months.

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 connections can be found from Port Talbot Parkway train station (1.4 miles), a variety of bus routes and quick access to the M4.

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



Velindre Street, Port Talbot
 Approximate Gross Internal Area
 Main House = 80 Sq M/861 Sq Ft
 Garage = 27 Sq M/291 Sq Ft
 Total = 107 Sq M/1152 Sq Ft



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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	47	
(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		
(69-80) C		
(55-68) D		
(39-54) E		56
(21-38) F	41	
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



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