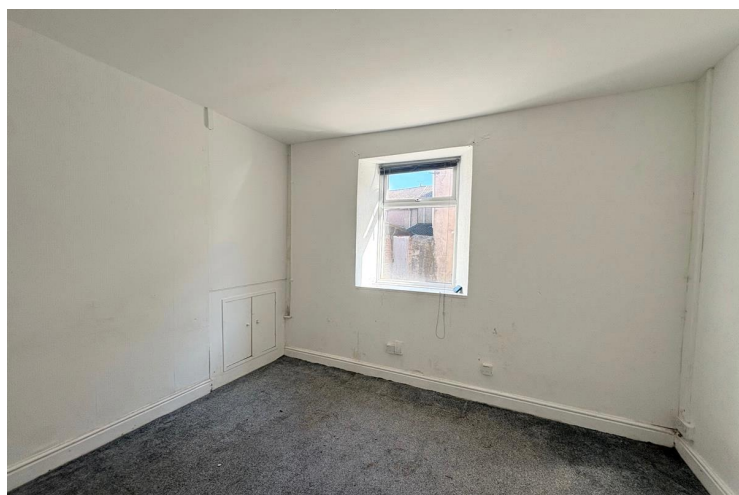




Chapel Terrace, Port Talbot

OIRO £99,995 Freehold

NEW TO THE MARKET Conveniently located within walking distance of Port Talbot Town Centre, this spacious three-bedroom home offers a generous lounge, fitted galley kitchen, family bathroom, three well-proportioned bedrooms and an enclosed rear garden. Ideal for first-time buyers and investors alike

3 Bedrooms | Close Links to M4 | Close proximity to local school, shops and amenities | Conveniently located | Double Glazing | Fitted Bathroom | Fitted Kitchen | Rear Garden |

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New On The Market

NEW TO THE MARKET this spacious 3 bedroom property ideally within walking distance to Port Talbot Town Centre. The property briefly comprises of a large lounge, gally kitchen, bathroom, three good sized bedrooms and enclosed garden. An ideal opportunity for both investors and first time buyers alike.

Offered to the market with no onward chain, this spacious three-bedroom home presents an excellent opportunity for first-time buyers. Boasting two reception rooms, well-proportioned bedrooms and a generous rear garden, the property provides versatile living space ideal for modern family life and entertaining.

Presenting an excellent investment opportunity, this property is situated in a highly sought-after rental location, benefiting from excellent public transport links, convenient access to the M4 corridor, a range of local amenities nearby, and Port Talbot town centre just a short distance away. The property offers a potential rental income of approximately £9,000 per annum, making it an attractive addition to any investment portfolio.

Offering spacious and versatile accommodation in a convenient location, this property is ready to welcome its next owner. Arrange your viewing today to avoid disappointment.

- Council Tax Band: A
- Tenure: Freehold
- Parking options: Off Street
- Garden details: Private Garden, Rear Garden
- Electricity supply: Mains
- Heating: Gas Mains
- Water supply: Mains
- Sewerage: Mains
- Broadband: FTTC

Entrance hall

w: 0.81m x l: 3.82m x h: 2.59m (w: 2' 8" x l: 12' 6" x h: 8' 6")
Brown door with gold handle upon entry, light grey flooring, white skirting boards, white wallpapered walls, two white doors with silver handles leading to reception rooms, light grey carpeted stairs leading to first floor.

Living room

w: 3.67m x l: 3.31m x h: 2.57m (w: 12' 2" x l: 10' 10" x h: 8' 5")
White door with silver handle upon entry, light grey carpet flooring, white skirting boards, white walls, one window overlooking front, one white radiator, multiple dual plug sockets.

Dining Room

w: 3.77m x l: 2.39m x h: 2.59m (w: 12' 4" x l: 7' 10" x h: 8' 6")
White door with silver handle upon entry, light grey carpet flooring, white skirting boards, white walls, one window overlooking rear, one white radiator, multiple dual plug sockets.

Kitchen

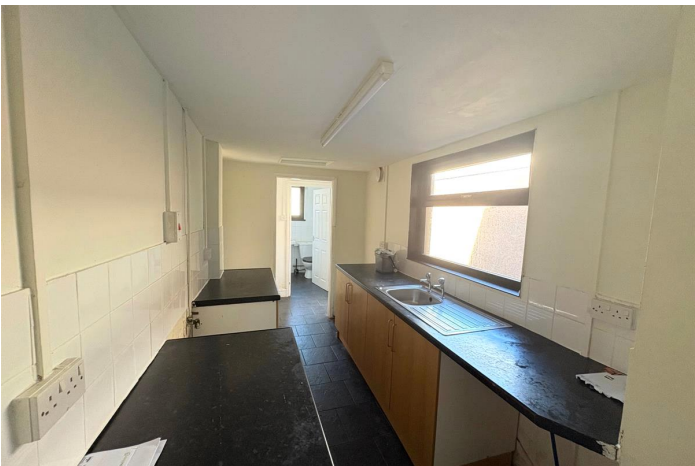
w: 1.8m x l: 4.46m x h: 2.01m (w: 5' 11" x l: 14' 8" x h: 6' 7")
White door with silver handle upon entry from dining room, black tiled flooring, wood affect cabinets with black worktops, white skirting, white walls, one window overlooking rear, one silver sink with silver tap.

Bathroom

w: 1.87m x l: 1.63m x h: 2.14m (w: 6' 2" x l: 5' 4" x h: 7')
white door with silver handle upon entry from kitchen area, black tiled flooring, white tiled walls, white bath with silver taps, white sink with silver tap, one frosted window overlooking rear, white toilet.

Landing

w: 1.61m x l: 2.54m x h: 2.31m (w: 5' 3" x l: 8' 4" x h: 7' 7")
light grey carpeted stairwell leading to light grey carpeted landing, white wallpapered walls, white skirting boards, access to loft, three white doors with silver handles leading to bedrooms.



Bedroom 3

w: 1.82m x l: 2.22m x h: 2.32m (w: 6' x l: 7' 3" x h: 7' 7")
White door with silver handle upon entry, light grey flooring, white skirting boards, white walls, one window overlooking rear, multiple dual plug sockets.

Bedroom 2

w: 3.27m x l: 2.77m x h: 2.32m (w: 10' 9" x l: 9' 1" x h: 7' 7")
White door with silver handle upon entry, light grey flooring, white skirting boards, white walls, one window overlooking rear, multiple dual plug sockets.

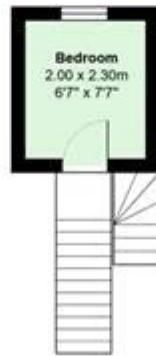
Bedroom 1

w: 5.01m x l: 3.38m x h: 2.33m (w: 16' 5" x l: 11' 1" x h: 7' 8")
White door with silver handle upon entry, light grey flooring, white skirting boards, white walls, two windows overlooking front, multiple dual plug sockets.

Disclaimer

Your attention is drawn to the fact that we have been unable to confirm whether certain items included with the property are in full working order. Any prospective purchaser must accept that the property is offered for sale on this basis. All dimensions are approximate and for guidance purposes only





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England & Wales		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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.