



**Alma Terrace, Port Talbot,
SA13 1TN. SA13 1TN**

FOR SALE
£129,950



- **Move in ready**
- **Spacious lounge**
- **Convenient location close to local amenities and transport links**



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Property Description

Situated in a convenient and well-established residential location, this well-presented two-bedroom terraced property offers an excellent opportunity for first-time buyers, downsizers, or investors alike.

The property is in good condition throughout and has been well maintained, providing a comfortable and practical living space ready for immediate occupation. The ground floor comprises a welcoming lounge, offering a bright and cosy setting for relaxing or entertaining, along with a well-proportioned kitchen that provides ample storage and workspace along with a separate utility area. To the rear of the property is the family bathroom fitted with a clean and functional suite.

Upstairs, the property benefits from three good-sized bedrooms, both offering plenty of natural light.

Externally, the property enjoys a good size rear garden with rear lane access.

Located in Port Talbot, the property is within easy reach of local amenities, schools, and transport links, making it a convenient choice for commuters and families alike.

Key Features:

- Three-bedroom mid-terrace property
- Well-presented throughout
- Move in ready
- Spacious lounge
- Practical kitchen with ample storage
- Convenient location close to local amenities and transport links

Porch

1.60 m x 0.90 m

Entrance porch with tiled floor.

Living room

5.80 m x 3.20 m

Grey carpet with smooth emulsion walls, providing access to upstairs & kitchen. Storage cupboard under stairs with window to front.



Kitchen

2.34 m x 2.00 m

Modern kitchen with integrated appliances and built-in lighting. Smooth emulsion walls with tiled floor. Window looking into the adjacent utility room.



Utility Room

2.34 m x 2.00 m

Tiled floor with smooth emulsion walls. Space for appliances with worktop. Access to rear garden.

Family bathroom

2.31 m x 2.40 m

Tiled floor with smooth emulsion walls. Bath with shower overhead with glazed shower door, storage cupboard and separate WC area.



Bedroom 1

1.90 m x 2.70 m

Grey carpet with smooth emulsion walls. Window to front.

Bedroom 2

2.10 m x 2.70 m

Grey carpet with smooth emulsion walls. Window to front.



Bedroom 3

2.80 m x 2.80 m

Grey carpet with smooth emulsion walls. Window to rear.







EPC

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

FLOORPLAN



Misdescriptions Act 1991

The Agent has not tested any apparatus, equipment fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the tenure of a property are based on information supplied by the seller. The Agent has not had sight of the documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Data Protection Act 1998

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