



**Afan Terrace
Cwmavon
Port Talbot
West Glamorgan
SA12 9ET**

Offers In Excess of £156,000

bettermove

Afan Terrace

Port Talbot

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

The property benefits from double glazing, gas central heating throughout.

The council tax band is B.

The interior of this beautifully presented property comprises a spacious living room, dining room, w/c and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of village of Cwmavon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A4107, M4 and local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

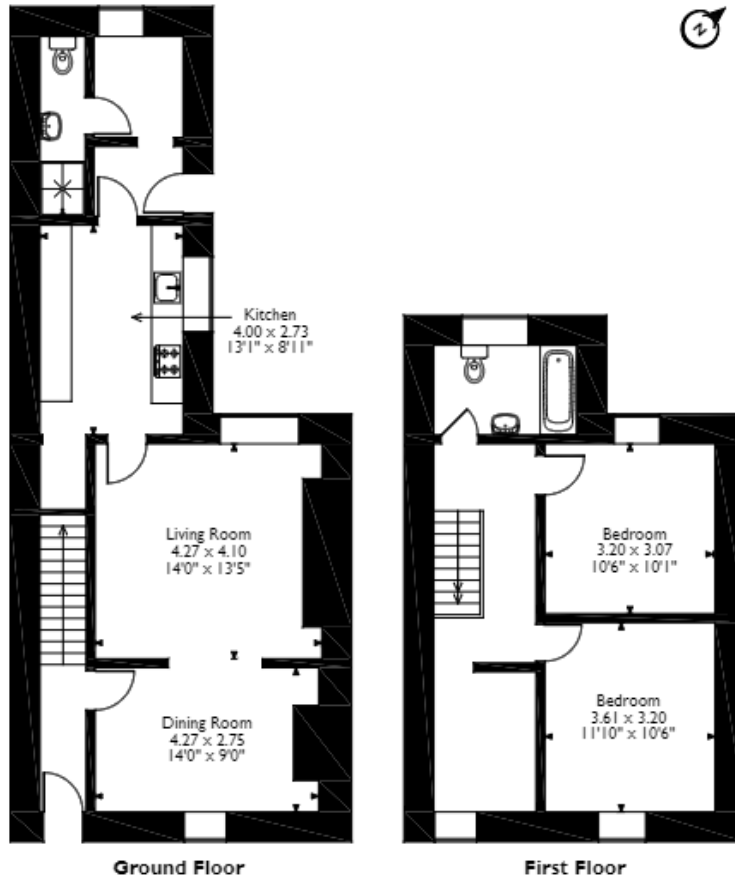
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Afan Terrace, Cwmavon, Port Talbot
 Approximate Gross Internal Area
 102 Sq M/1098 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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