



## Water Street, Port Talbot, SA13 2PA

**Offers In Excess Of £540,000**

Sold.co.uk are proud to present this stunning 4-bedroom detached house. Situated just outside Port Talbot; there are plenty of local amenities, schools and key transport links; with good access to the M4

Comprising briefly of Four Bedrooms, Two Bathroom, Two Living areas and Kitchen. Large rear garden and double garage with further off-street parking behind a gated drive. This property is attractively priced thus suitable for first time buyers and investors alike.

Early viewings recommended



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		100-100 G	
81-91 B		90-100 F	
69-80 C		80-90 E	
55-68 D		70-80 D	
49-54 E		60-70 C	
45-48 F		50-60 B	
39-44 G		40-50 A	
35-38 G		30-40 G	

\* For more information on energy efficiency and environmental impact ratings, visit [www.gov.uk](http://www.gov.uk)  
 Energy Efficiency Rating based on SAP 10.2  
 Environmental Impact (CO<sub>2</sub>) Rating based on SAP 10.2  
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