

Dalton Road,

£120,000

- Large private rear garden
- Approximately 0.5 miles from Aberavon Seafront
- Two double bedrooms
- Ideal first-time purchase, investment, or downsize opportunity
- EPC Rating: B



2 1 1

peter alan

01639 635115

neath@peteralan.co.uk



About the property



A Located on Dalton Road, Port Talbot, this well-presented first-floor flat offers spacious accommodation throughout and benefits from its own private rear garden, making it an ideal purchase for first-time buyers, downsizers, or investors. Approximately half a mile away from Aberavon Seafront! An ideal location with great links to Neath and Port Talbot town centres, the M4 Corridor through to Swansea & Cardiff and local popular walking/cycling routes.

The property is approached via a lawned front garden with a pathway leading to the front entrance and side access to the rear garden. Internally, the home is entered through a porch with stairs rising to the first floor, opening into a welcoming hallway. The accommodation comprises two generous double bedrooms, a family bathroom, a modern fitted kitchen, and a sizeable lounge offering ample space for relaxation and entertaining.

Externally, the property enjoys a large private rear garden, predominantly laid to lawn, with rear access and plenty of space to enjoy outdoor living.

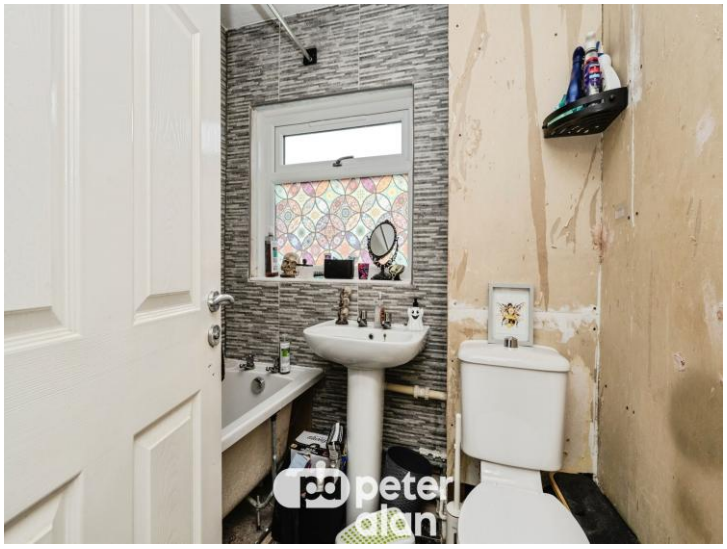


ntern









0

Accommodation

Porch

Entrance Hallway

Bedroom One

Bedroom Two

Family Bathroom

Kitchen

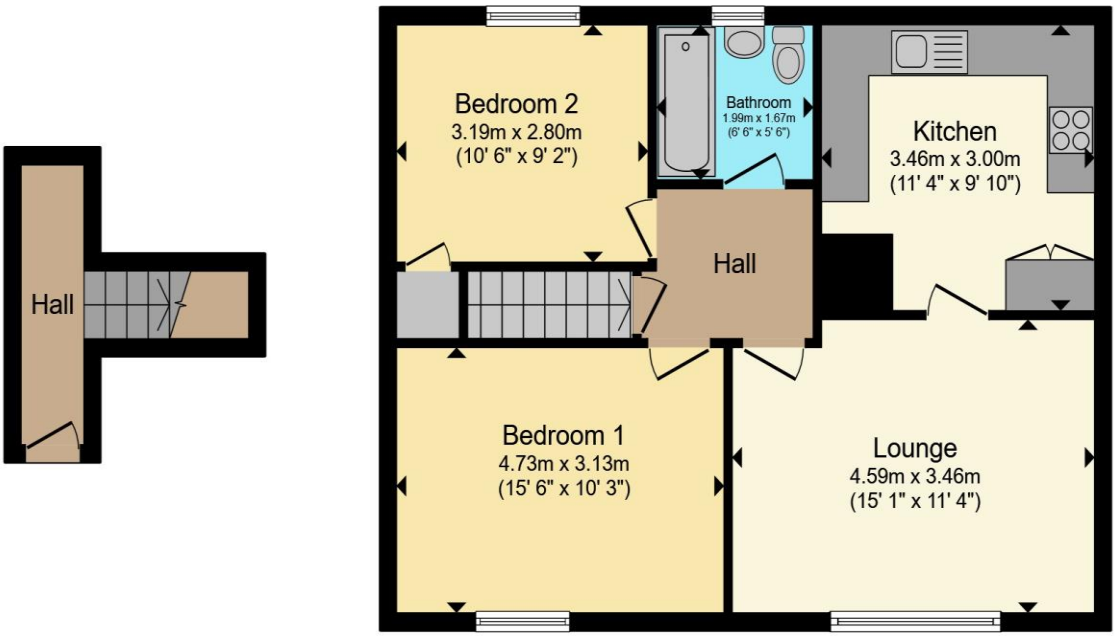
Lounge

Agent Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

01639 635115
neath@peteralan.co.uk

Floorplan



Ground Floor **First Floor**

Total floor area 65.6 m² (706 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fitments or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221 Most buy-to-let mortgages are not regulated.