



### **39 Leslie Street, Port Talbot, SA12 6EW**

**£550 PCM**

Pennaf Premier Sales & Lettings are pleased to offer for let this THREE bedroom property in PORT TALBOT. The property briefly comprises of an entrance hallway, living room, kitchen, downstairs bathroom to the ground floor with three bedrooms to the first floor. The property is close to local amenities and schools. One months rent payable £550.00 and a bond of £550.00 (bond can be subjected to change due to circumstance). Please call 01639 760 033 to arrange a viewing. PLEASE NOTE PROPERTY UNABLE TO MOVE IN UNTIL JULY 2021. Photos were taken prior to tenant moving in.

## GROUND FLOOR

### Entrance Hallway

Upvc front door, emulsion walls, laminate flooring, stairs to first floor, radiator, alarm box, door to living room, glass windows to side, light fitting.

### Living Room

Emulsion walls, laminate flooring, window to front, radiators, cupboard housing meters, light fitting and switches, fireplace.

### Kitchen

Emulsion walls, laminate flooring, radiator, spotlights and switches, wall and base cupboards, integrated fridge and freezer, breakfast bar, cooker, cooker hood, sink and drainer, upvc window to rear.

### Inner Hallway

Doorway, emulsion walls, vinyl flooring, space for washing machine, back door.

### Bathroom

Tiled walls, vinyl flooring, bath & taps, separate shower enclosure, W.C., sink and taps, frosted windows to side.

## SECOND FLOOR

### Stairs & Landing

Emulsion walls, carpet to stairs and landing, smoke alarm.

### Bedroom One

Emulsion walls, carpet flooring, radiator, window to rear, light fitting and switches.

### Bedroom Two

Emulsion walls, carpet flooring, window to rear, radiator, light fitting and switches, storage cupboard housing boiler.

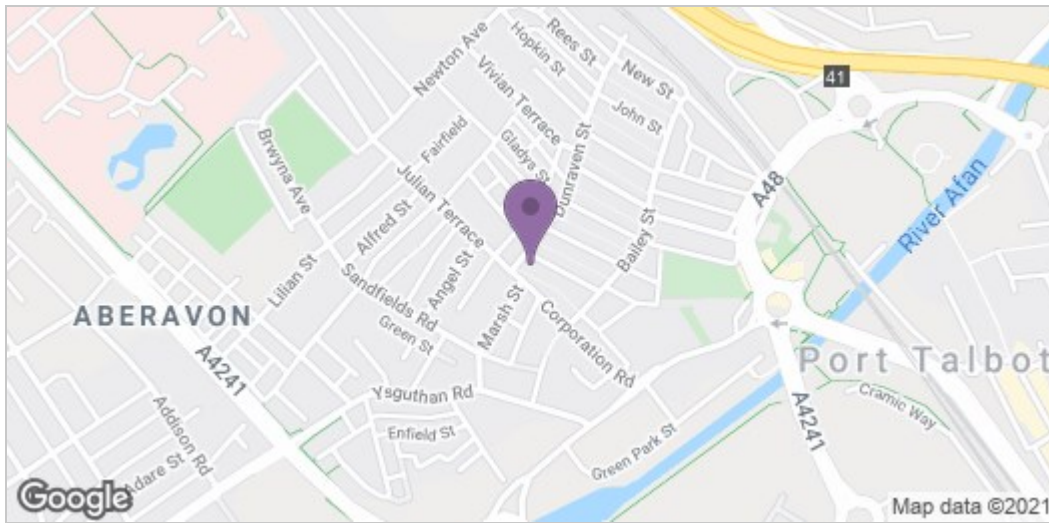
### Bedroom Three


Emulsion walls, carpet flooring, radiator, window to front, light fitting and switches.

## OUTSIDE

### Rear Garden

Small enclosed courtyard, manhole, shed, gate to rear lane.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		<b>68</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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