



37 Penrhiwtyn Street, Neath, SA11 2HG

£575 PCM

Pennaf Premier Sales & Lettings are pleased to offer for let this THREE bedroom property in Briton Ferry. The property briefly comprises of an entrance hallway, two reception rooms, kitchen, bathroom to the ground floor with three bedrooms to the first floor. Enclosed rear garden with lane access. One months rent payable £575.00 and a bond of £575.00 (bond can be subjected to change due to circumstance). Available from mid August 2021. Please call the office to arrange a viewing on 01639 760 033.

GROUND FLOOR

Entrance Hallway

Entrance via upvc door into hallway, papered walls, carpet flooring, light fitting and switches, stairs to first floor.

Reception Room

Door, carpet, emulsion walls, radiator, window to front, gas meter cupboard, light fitting and switch.

Living Room

Door, carpet flooring, papered walls, radiator, window to rear, light fitting and switches, access to kitchen.

Kitchen

Vinyl flooring, emulsion walls, radiator, upvc back door, upvc window, wall and base units, integrated cooker and hob, extractor hood, sink & drainer, space for washing machine, light fitting and switches.

Bathroom

Door, carpet flooring, paneled walls, W.C., bath & taps, sink & taps, two frosted windows to rear, radiator, light fitting and switches.

FIRST FLOOR

Stairs & Landing

Carpet to stairs and landing, papered walls, banister, smoke alarm, light fitting and switches.

Bedroom

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

Bedroom

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

Bedroom


Door, carpet flooring, papered walls, two windows to front, radiator, light fitting and switches.

OUTSIDE

Rear Garden

Enclosed rear garden with grass and patio area, gate leading onto rear lane.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	60
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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