



79 Caradog Street, Port Talbot, SA13 1UD £650 Per Month

Pennaf Premier Properties are pleased to offer for let this three bedroom property in TAIBACH area of Port Talbot. The property briefly comprises of an entrance hallway, large reception room, kitchen to the ground floor with three bedrooms and family bathroom to first floor. Also benefits from a rear garden with side access. The property is located within walking distance of schools and local amenities. One months rent payable £650.00 and a bond £650.00 (bond can be subjected to change due to circumstance). Viewing is by appointment only, please call 01639 760 033 to arrange a viewing.

GROUND FLOOR

Entrance Hallway

Upvc front door, wooden flooring, skirting, emulsion walls, dado rail, radiator, light fitting, upvc window, stairs to first floor, storage under stairs, power points.

Reception Room

Door, wooden flooring, skirting, emulsion walls, dado rail, radiator x2, light fitting and switch, upvc window to front, upvc window to side, upvc doors to rear garden, power points.

Kitchen

Tiled flooring, skirting, emulsion walls, tiled splash back, radiator, light fitting and switch, upvc window to side and rear, upvc back door, breakfast bar, power points, wall and base units, integrated oven, hob, worktops, extraction hood, plumbing for washing machine, sink & drainer.

FIRST FLOOR

Stairs & Landing

Stairs to first floor. Wooden flooring, emulsion walls, handrail, skirting, upvc window to side, light fitting and switch. Boiler in cupboard under the stairs.

Bedroom One

Door, wooden flooring, emulsion walls, radiator, light fitting and switch, upvc window to front, power points, tv point.

Bedroom Two

Door, wooden flooring, skirting, emulsion walls, radiator, light fitting and switches, upvc window to side and rear, power points.

Bedroom Three

Door, wooden flooring, skirting, emulsion walls, radiator, light fitting and switch, upvc window to front, power points.

Bathroom

Door, tiled flooring, emulsion walls, light fitting and switch, W.C., wash hand basin, shower cubicle, shower, tiled walls, upvc window at rear, radiator.

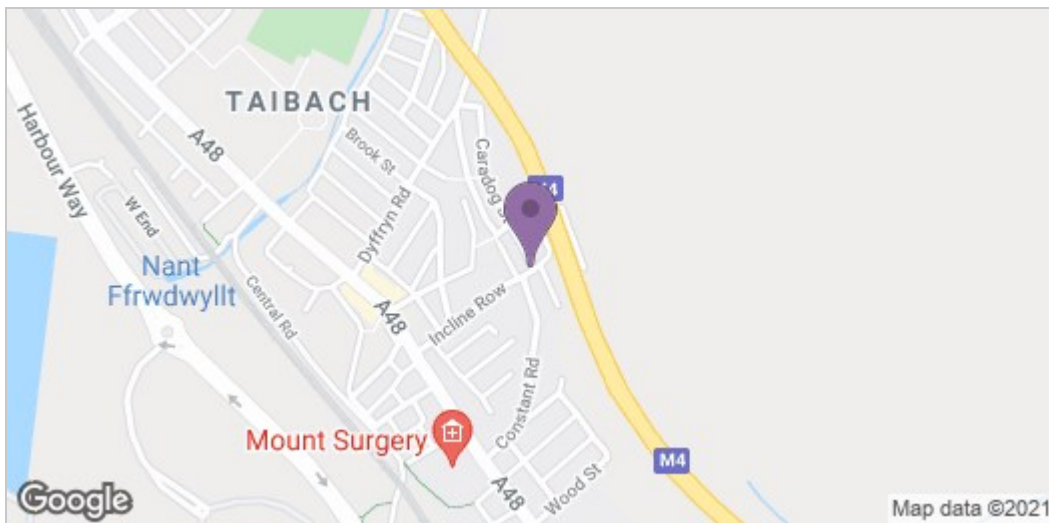
OUTSIDE


Front Garden

Front garden with pathway leading to entrance of the property, side access to the rear garden.

Rear Garden

Decking area with steps leading down to side access and patio area with outbuilding.



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		
(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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