



73B Pant Yr Heol, Neath, SA11 2HN

£495 Per Month

Pennaf Premier are pleased to offer for let this first floor two bedroom property in the Briton Ferry area of Neath Port Talbot. The property briefly comprises of open plan kitchen diner, lounge, study, bathroom and two bedrooms. Entrance is via communal hallway. One months rent payable £495.00 and a bond £495.00 (bond can be subjected to change due to circumstance). If you would like to arrange a viewing, please call 01639 760 033. NO PETS.

GROUND FLOOR

Communal Hallway

Entry via communal hallway, upvc door, emulsion walls, stairs to first floor flat.

FIRST FLOOR

Open Plan Kitchen/Diner

Entry via fire door, laminate flooring, emulsion walls, radiator, light fitting, light switch, wall and base units, work top, sink and drainer, boiler, breakfast bar, upvc window to side, integrated cooker and hob. Steps leading to lounge.

Lounge

Emulsion walls, carpet flooring, upvc window to side, light fitting and light switch, t.v ariel, double sockets, step up to study.

Study

Door, emulsion walls, carpet flooring, upvc window to front, light fitting, light switch, double sockets, radiator, storage cupboard.

Bathroom

Door, vinyl flooring, emulsion walls, tiled wall, bath and taps, sink and taps, w.c., upvc window to side, mirror, radiator.


Bedroom One

Door, emulsion walls, carpet flooring, radiator, light fitting, light switch, upvc window to front.

Bedroom Two

Door, emulsion walls, carpet flooring, radiator, light fitting, light switch, upvc window to front, blinds.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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