



## **23 Sepia Close, Port Talbot, SA12 7NY**

### **£650 Per Month**

Pennaf Premier are pleased to offer for let this three bedroom property in Sandfields area of Port Talbot. The property briefly comprises of an entrance hallway, reception room, kitchen, downstairs w.c to the ground floor with three bedrooms and family bathroom to the first floor. The property is located within walking distance to schools and Aberavon beach front. One months rent payable £650.00 and a bond £650.00 (bond can be subjected to change due to circumstance) Please call 01639 760 033 to arrange a viewing. No pets.

## **GROUND FLOOR**

### **Entrance Hallway**

Upvc front door, laminate flooring, papered walls, radiator, stairs to first floor, thermostat, light fitting and light switches.

### **Reception Room**

Door, laminate flooring, papered flooring, upvc window to front and rear, blinds to front and rear, fireplace, radiator, power points.

### **Kitchen**

Sliding door, laminate flooring, emulsion walls, radiator, light fitting and switch, upvc window to side, power points, wall and base units, drawers, integrated oven and hob, extraction hood, work tops, tiled splash back, sink and drainer.

### **Inner Hallway**

Door, laminate flooring, papered walls, plumbing for washing machine, upvc back door, upvc window, understair storage.

### **Downstairs W.C.**

Door, laminate flooring, papered walls, upvc window, w.c., extraction fan.

## **GROUND FLOOR**

### **Stairs & Landing**

Carpet to stairs and landing, papered walls, handrail, light fitting, light switch, cupboard housing boiler.

### **Bedroom Front**

Door, papered walls, carpet flooring, upvc window to front, blinds, radiator, light fitting and light switch, storage cupboard.

### **Bedroom Rear Large**

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

### **Bedroom Rear Small**

Door, carpet flooring, papered walls, radiator, upvc window to rear, blinds, light fitting and light switch.

### **Family Bathroom**

Door, vinyl flooring, tiled walls, light fitting and light switches, bath, shower over bath, shower curtain and pole, sink and taps, upvc window to front, extraction fan.

## **OUTSIDE**


### **Rear Garden**

Large enclosed rear garden with side access, washing line, coal house, pathway to side.

### **Front Garden**

Driveway to front, small grass area to side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</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>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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