



2 Gwendoline Street, Port Talbot, SA12 6ED

£525 PCM

Pennaf Premier are pleased to offer for let this TWO BEDROOM FLAT in the FAIRFIELD AREA of Port Talbot. The property briefly comprises of an entrance hallway, stairs to the top floor, two bedrooms, living area, bathroom and kitchen. The property is located near the Aberavon Shopping Centre and close to local schools and amenities. One months rent payable £500.00 and a bond £500.00 (bond can be subjected to change due to circumstance) Please call the office on 01639 760 033 to arrange a viewing. NO PETS.

GROUND FLOOR

Entrance Hallway

Upvc front door, vinyl flooring, artex walls, inner door, radiator, light fitting and switch. Stairs to first floor.

Stairs & Landing

Carpeted stairs and landing, handrail, artex walls, smoke alarm, attic hatch and access to all rooms.

Living Room

Door, carpet to floor, skirting, artex walls, radiator, light fitting, window, power points, tv point.

Kitchen

Vinyl flooring, skirting, emulsion walls, radiator, light fitting, window, power points, boiler, wall and base units, worktops, sink & drainer, taps and tiled splash back.

Bedroom One

Door, carpet flooring, skirting, emulsion walls, wall lights, window, power points, tv point, gas and electric meters.

Bedroom Two

Door, carpet flooring, skirting, artex walls, radiator, light fitting, window, power points.

Bathroom

Door, vinyl flooring, part respertex walls, part emulsion, light fitting, W.C., wash hand basin, bath, taps, window, radiator.



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		62	74
(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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