



34 Olive Street, Port Talbot, SA12 6EN **£625 Per Month**

Pennaf Premier Sales & Lettings are pleased to offer for let this three bedroom property in Aberavon area of Port Talbot. The property briefly comprises of lounge/diner, kitchen, downstairs bathroom and separate WC, leading out to a small rear courtyard with rear access. Situated close to central Port Talbot with easy access to the town centre, schools and good transport links. The property has been newly decorated. Viewing is strictly via appointment by contacting 01639 760033. NO PETS

GROUND FLOOR

Entrance Hall

PVCu front door to outer hall, laminate flooring leading to hallway.

Hallway

Laminate flooring with stairs to first floor and doors to lounge/diner

Lounge/Diner

Laminate flooring, window to front aspect with opening through to dining area with window to rear aspect. Door leading to Kitchen.

Kitchen

Kitchen is fitted with a range of base and wall units, with window to side aspect, understairs storage cupboard, tiled floor with sliding door to outer hall giving access to rear garden/courtyard.

Bathroom

Door from outer hall to bathroom with white suite and electric shower over bath, window to rear.

WC

Door leading from outer hall to separate WC.

FIRST FLOOR

Landing

Stairs leading to landing, giving access to three bedrooms and access to loft

Bedroom one

Double bedroom with windows to front, floor laid to carpet

Bedroom Two

Double bedroom, with window to rear and floor laid to carpet.

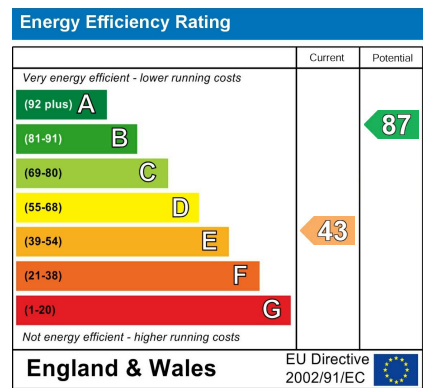
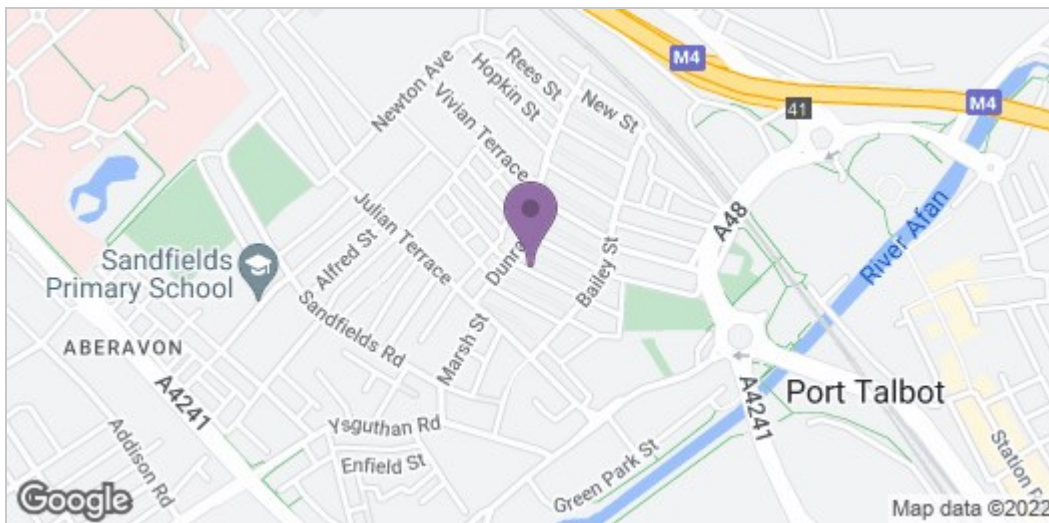
Bedroom Three

Single bedroom with window to rear and floor laid to carpet.

OUTSIDE

Garden

Rear courtyard garden with access to rear lane.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.