



73 Dinas Baglan Road, Port Talbot, SA12 8DT £900 Per Month

Pennaf Premier are pleased to offer for let this three bedroom property in the Baglan area of Port Talbot. The property briefly comprises of an entrance hallway, lounge, reception room, w.c., kitchen with three bedrooms and family bathroom to first floor. The property also benefits from a large front and rear garden, with a separate garage as well. One months rent payable £900.00 and a bond £900.00 (bond can be subjected to change due to circumstance). Viewing is by appointment only, please call 01639 760 033.

GROUND FLOOR

Porch

Steps leading down to porch, wooden door with glass panes, tiled flooring, brick and wood walls, light fitting.

Entrance Hallway

Upvc front door, maple wood flooring, emulsion walls, radiator, light fitting, window, stairs to first floor.

Reception Room

Door, maple wood flooring, skirting, emulsion walls, radiator, light fitting, thermostat, upvc window to front and rear, power points, fire place and surround.

Lounge

Door, maple wood flooring, emulsion walls, skirting, radiator x2, light fitting, upvc window to front, fireplace and surround.

W.C.

Door, maple wood flooring, emulsion walls, central light, w.c., wash hand basin, window, extractor fan, radiator.

Kitchen

Door, maple wood flooring, skirting, emulsion walls, central light, upvc window to rear, power points, boiler, intergated oven with grill, intergrated hob, extractor hood, wall & base units, worktop, breakfast bar, sink & drainer, tiled splash back, upvc back door.

FIRST FLOOR

Stairs and Landing

Carpet to stairs and landing, emulsion walls, handrail, light fitting, radiator.

Bedroom One

Door, carpet flooring, emulsion walls, radiator, central light, upvc windows to front, power points.

Bedroom Two

Door, carpet flooring, skirting, emulsion walls, radiator, central light, upvc window to front and rear, power points.

Bedroom Three

Door, carpet flooring, emulsion walls, radiator, central light, upvc window to rear, power points. Door leading to balcony.

Family Bathroom

Door, tiled flooring, tiled walls, central light, w.c., wash hand basin, shower over bath, shower screen, upvc frosted window to side, extractor fan, heated towel rail.

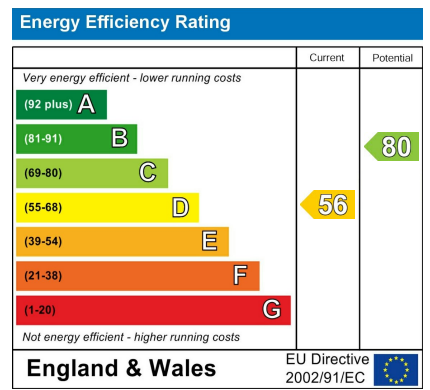
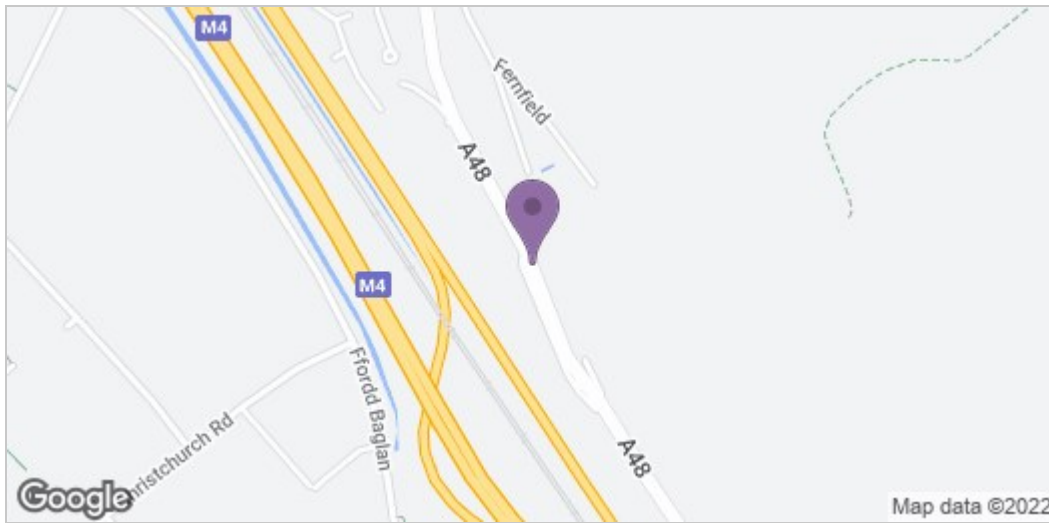
OUTSIDE

Front Garden

Steps with handrail leading down to property, mature shrubs, bedding areas. Property also benefits from a garage.

Rear Garden

Patio area with steps leading down to another patio area with a large rear garden. Basement and shed.



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.