

11 Goya Place, Port Talbot, SA12 6RB £750 Per Month

Pennaf Premier are pleased to offer for let this three bedroom renovated property in the Aberavon Area of PORT TALBOT. The property is located within walking distance to Aberavon Beach, local amenities and schools. The property briefly comprises of a hallway, w.c., kitchen, spacious living room to the ground floor and three large bedrooms with family bathroom to the first floor. The property benefits from a large patio garden to the front and patio to the rear which also offers a car parking space for one car. Viewing by appointments only. Please call to arrange a viewing on 01639 760 033. NO PETS

GROUND FLOOR

Entrance Porch

Upvc front door, ceramic tile flooring, emulsion walls, electric radiator, cupboard housing meters, light fitting.

Living Room

Wooden door, carpet flooring, emulsion walls, radiator, skirting, light fitting x2, large upvc window to front, curtain and pole, electric fire, power points.

Hallway

Ceramic tile flooring, emulsion walls, skirting, thermostat, unit housing gas meter, stairs to first floor, radiator, smoke alarm. Access to kitchen, w.c. and rear porch.

Kitchen

Ceramic tile flooring, skirting, emulsion walls, radiator, flush fitted spot lights, upvc window to front, power points, integrated double oven, induction hob, sink, taps and drainer, base units, drawers, splash back, worktop. Plumbing for washing machine or dishwasher.

Downstairs W.C.

Door, ceramic tile flooring, emulsion walls, skirtings, central light, w.c., vanity unit with wash hand basin, window, extractor fan, mirror, radiator. Space and plumbing for washing machine.

Back Porch

Door, vinyl flooring, respertex walls, windows, upvc door giving access to rear garden, central light, electric radiator.

FIRST FLOOR

Stairs and Landing

Carpet flooring to stairs and landing, emulsion walls, skirting, handrail, light fitting, storage cupboard, smoke alarm, attic access.

Bedroom One

Door, carpet flooring, emulsion walls, radiator, upvc window to front, curtain and pole, power points.

Bedroom Two

Door, carpet flooring, emulsion walls, radiator, upvc window to front, curtain and pole, power points.

Bedroom Three

Door, carpet flooring, emulsion walls, radiator, upvc window to rear, curtain and pole, power points.

Family Bathroom

Door, anti-slip flooring, emulsion walls, tiled splash back, flush fitted ceiling spot lights, ceiling extractor fan, w.c. vanity unit with wash hand basin, cupboard housing boiler, shower over bath, shower screen, upvc window to rear, mirror, towel holder, shaver point.

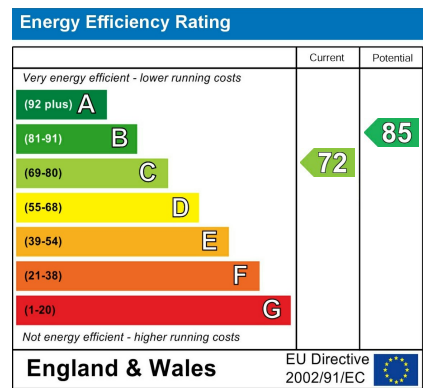
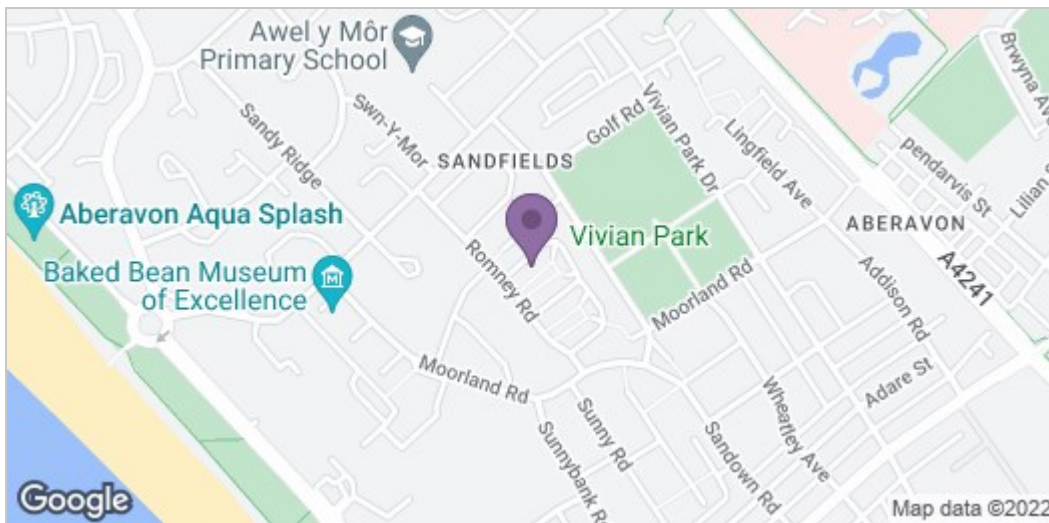
OUTSIDE

Front Garden

Entrance via gate onto large patio area.

Rear Garden

Large patio area to rear with two gates, parking space for one car. Outside tap, washing line.



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.