



89 Groeswen Park, Port Talbot, SA13 2LJ

£750 PCM

Pennaf Premier are pleased to offer for let this three bedroom property in the Margam area of Port Talbot. The property briefly comprises of an entrance hallway, downstairs w.c., kitchen, lounge to the ground floor, with three bedrooms one with en suite and family bathroom to the first floor. Large rear and front garden with side access. The property also benefits from a separate garage. Once months rent payable £750.00 and a bond £750.00 (bond can be subjected to change due to circumstance). Viewing is strictly by appointment only, please call 01639 760 033 to arrange a viewing. NO PETS.

GROUND FLOOR

Entrance Hallway

Entrance via composite door, emulsion walls, skirting, vinyl flooring, radiator, light fitting and switches, smoke alarm, thermostat, double sockets.



Downstairs W.C.

Door, emulsion walls, skirting, vinyl flooring, radiator, w.c., wash hand basin, light, toilet roll holder, extraction fan, light fitting and pull cord, shaver point.



Kitchen

Door, emulsion walls, skirting, vinyl flooring, radiator, wall and base units, worktops, drawers, cupboard housing boiler, extraction hood, electric oven, gas hob, light fitting and switch, double sockets, upvc window to front with blinds.



Lounge

Door, emulsion walls, skirting, vinyl flooring, radiator x2, light fitting and switch, tv ariel, double sockets, upvc patio doors to rear garden, understair storage cupboard, emulsion walls, vinyl flooring, shelving, hooks on walls.



FIRST FLOOR

Stairs and Landing

Carpet flooring, emulsion walls, skirting, bannister, smoke alarm, light fitting and switch, attic hatch, storage cupboard.

Front Bedroom

Door, carpet flooring, emulsion walls, skirting, radiator, double sockets, upvc window to front with venetian blinds, light fitting and switch. Door to en-suite.



En Suite

Emulsion walls, vinyl flooring, tiled splash back, w.c., sink, electric shower, shower enclosure, extractor fan, shaver point.



Rear Double Bedroom

Door, carpet flooring, emulsion walls, skirting, radiator, upvc window to rear with venetian blinds, double sockets, light fitting and switch.



Family Bathroom

Door, vinyl flooring, skirting, emulsion walls, tiled splash back, sink, w.c., bath and taps, radiator, extraction fan, light fitting and switch.



Rear Single Bedroom

Door, carpet flooring, emulsion walls, skirting, radiator, upvc window to rear with vertical blinds, double socket, light fitting and switch.



OUTSIDE

Front Garden

Steps leading to the property, pathway leading to the front door and side access, grass to front, gas and electric meters to front and side.

Rear Garden

Large enclosed rear garden with side access, grass area with stone pathway leading to the patio at the rear.



Garage

Up and over garage door, brick walls and hard flooring. Driveway to the front of the garage with parking for one car.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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