

35a Ysguthan Road, Port Talbot, SA12 6NB **£525 Per Month**

Pennaf Premier are pleased to offer for let this two bedroom property in the Aberavon area of Port Talbot. The property comprises of an entrance hallway, living room, reception room, large bedroom, kitchen, bathroom with a separate W.C., with a large garden at the rear. One months rent payable £525.00 and a bond £525.00 (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, emulsion walls, carpet flooring, skirting, light fitting x2, radiator, smoke alarm.

Living Room

Door, carpet flooring, skirting, emulsion walls, radiator, light fitting and switches, window to front, net curtains, power points, electric meter cupboard.

Reception Room

Door, carpet flooring, skirting, emulsion walls, radiator, light fitting and switches, window to rear, net curtains, brick mantle piece, power points.

Kitchen

Door, vinyl flooring, skirting, part papered, part tiled walls, radiator, light fitting and switches, window to side, net curtains, power points, wall & base units, worktop, sink & drainer, upvc back door.

Bathroom

Door, vinyl flooring, part emulsion walls, part tiled walls, inset light fitting and switch, wash hand basin, bath & taps, window to rear, radiator, cupboard housing boiler, door to W.C., window to side.

Storage Room

Door, carpet flooring, emulsion walls, two windows to side, cupboard housing gas meter.

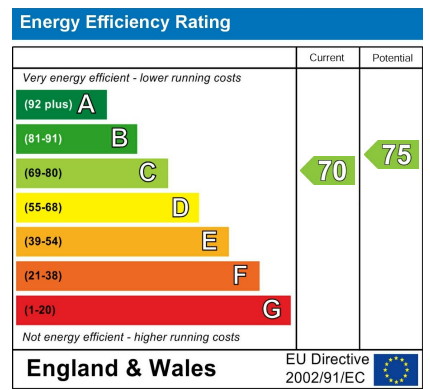
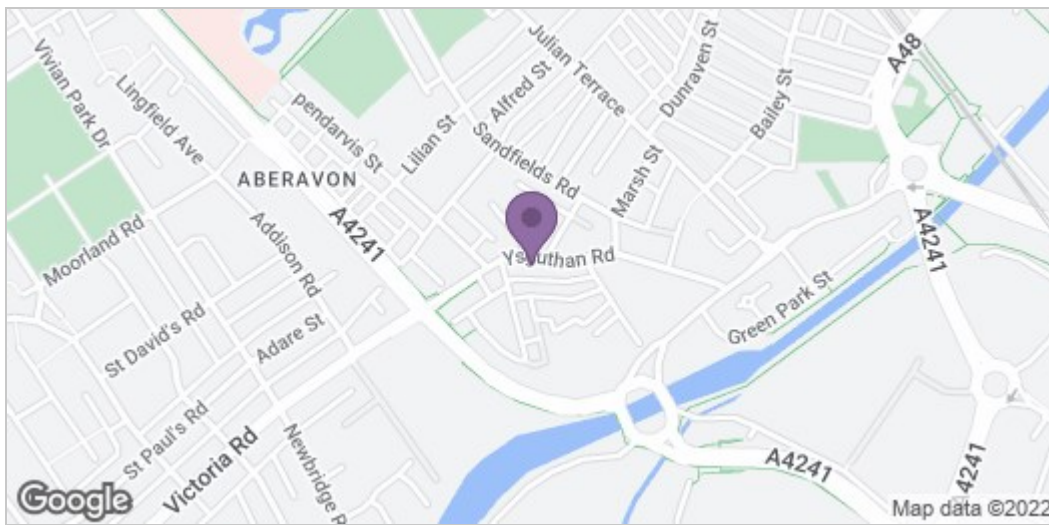
Bedroom

Door, carpet flooring, skirting, emulsion walls, radiator, light fitting and switches, window to side, net curtains, power points.

OUTSIDE

Rear Garden

Fully enclosed rear garden, mature shrubs, gate to side.



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.