



35 Long Vue Road, Port Talbot, SA12 7DU

£895 Per Month

Pennaf Premier Properties are pleased to offer for let this three bedroom property in Sandfields area of Port Talbot. The property briefly comprises of an open plan kitchen/diner, lounge and downstairs toilet. To the first floor there are three bedrooms and a family bathroom. The property benefits from a larger than average size rear garden. One months rent payable £895.00 and a bond of £895.00 (bond amount can change due to circumstance) NO PETS!!

Entrance Hallway

Access via Upvc front door with opaque glass into hallway. Laminate flooring, wallpaper walls, radiator, under stair cupboard housing gas meter and consumer unit, central light, stairs to first floor, access to lounge and kitchen/diner.

Lounge

10'10" x 10'6" (3.317 x 3.215)

Continuation of laminate flooring, wallpaper walls, radiator, central light, front facing Upvc double glazed window with vertical blinds, opening to kitchen/diner.

Kitchen/diner

21'4" x 9'9" (6.517 x 2.980)

Open plan kitchen/diner with combination of wall and base units, breakfast bar, integrated electric oven with gas hob, laminate work tops, one and quarter composite sink with mixer tap, tiled splash back, space and plumbing for automatic washing machine, rear and side facing Upvc double glazed windows, rear facing patio doors giving access to rear garden, laminate flooring, wallpaper walls, radiator, two central lights, outer lobby with side facing Upvc door with obscure glass giving access to the side garden, access to bathroom.

Downstairs Bathroom

4'6" x 6'5" (1.376 x 1.963)

Tiled flooring, W.C., wash hand basin with mixer tap, tiled floors, part tiled walls with emulsion above, side facing Upvc double glazed window with opaque glass, wall mounted Baxi combi boiler.

Stairs and Landing

Carpet to the stairs and landing wallpaper walls, central light, built in cupboard, access to other rooms.

Bedroom One

9'10" x 12'10" (3.005 x 3.914)

Carpet, wallpaper walls, radiator, central light, two front facing Upvc double glazed windows with vertical blinds, built in cupboard.

Bedroom Two

11'10" x 11'0" (3.617 x 3.366)

Carpet, wallpaper walls, radiator, central light, rear facing Upvc double glazed window.

Bedroom Three

8'1" x 9'2" (2.483 x 2.806)

Carpet, wallpaper walls, radiator, central light, rear facing Upvc double glazed window.

Family Bathroom

4'7" x 9'8" (1.399 x 2.961)

Three piece suite comprising of panelled bath with shower over, low level W.C., pedestal wash hand basin with mixer tap, anti slip flooring, radiator, part tiled walls with emulsion above, front facing Upvc double glazed window with opaque glass.

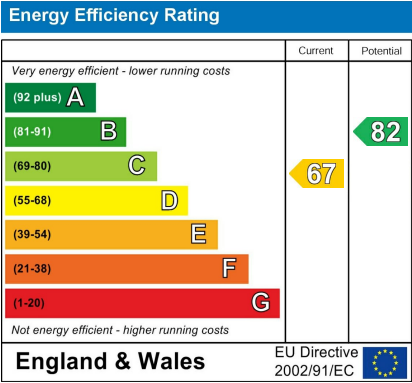
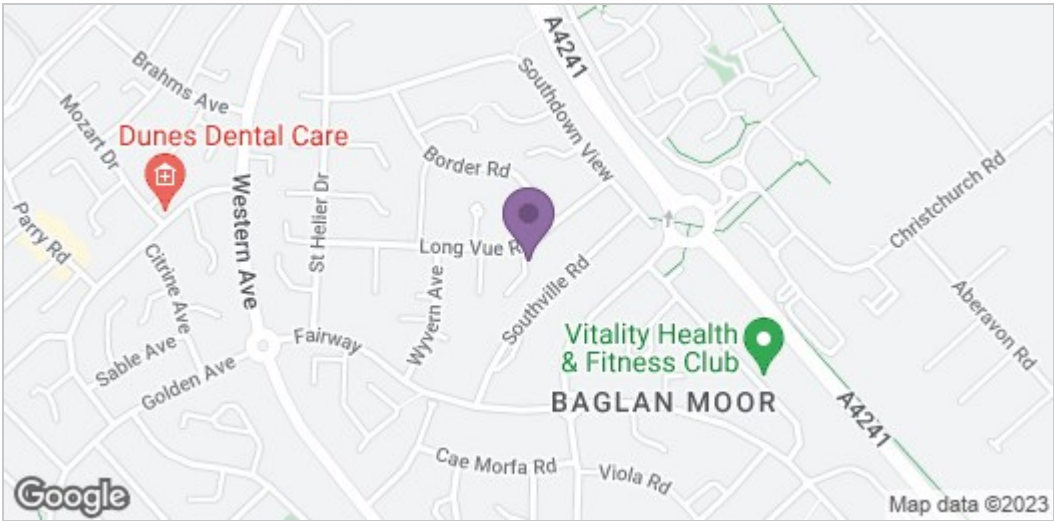
EXTERNAL

Front Garden

Front lawn with paved pathway to front door, side gate access to rear garden.

Rear Garden

Very large enclosed rear garden, laid to lawn with patio area, mature trees, side gate access.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.