



## Flat 1 14 Courtland Place, Port Talbot, SA13 1JJ £650 PCM

VIEWINGS ARE NOW FULLY BOOKED..... . Modern two bedroom first floor flat in the Town Centre of Port Talbot. The property briefly comprises of a lounge, bathroom, two bedrooms and kitchen to the first floor. One months rent payable £650.00 and a bond £650.00 (bond can be subjected to change due to circumstance). NO PETS, NO SMOKERS.

## **GROUND FLOOR**

### **Communal Entrance**

Main door leads into communal hallway. Tiled floor leading to the door for the first floor flat.

### **Entrance to Flat**

Door leading to stairs with carpet, skirting, emulsion walls, radiator.

## **FIRST FLOOR**

### **Kitchen**

Fully fitted kitchen with wall and base units, tiled splashback, electric cooker & hob, extractor fan, sink, two double glazed windows, emulsion walls, spotlights, radiator.

### **Lounge**

Carpet, skirting, emulsion walls, double glazed window to the front of the property, radiator. Open access to the kitchen.

### **Bathroom**

Sliding entrance door, tiled floor, tiled walls from floor to ceiling, mixer tap shower and cubicle, hand wash basin with white gloss vanity unit, WC, window, spot lights.

### **Bedroom**

Carpet, skirting, emulsion walls, radiator, double glazed window.

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Carpet, skirting, emulsion walls, radiator, double glazed window.

## **EXTERNAL**

One parking space to the rear of the property.

## **OTHER INFORMATION**

Photos taken prior to the contract holder moving into the property.

Viewings taking place, however property will not be ready until 17th June 2024.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	67	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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