



22 Southdown View, Port Talbot, SA12 7AE

£875 Per Month

Applications closed for this property.

Pennaf Premier Properties are pleased to offer for let this three bedroom property in the Sandfields area of Port Talbot. The property briefly comprises of an entrance hallway, two reception rooms, kitchen to the ground floor with three bedrooms and a family bathroom to the first floor. Large garden to the rear with side access. Driveway to the front of the property. One months rent payable £875.00 and a bond of £875.00 payable. To arrange a appointment to view please call 01639 760 033. Viewing is by appointment only.

GROUND FLOOR

Entrance Hallway

Upvc front door, laminate flooring, skirting, emulsion over papered walls, artex ceilings, dado rail, radiator, wall light, stairs to first floor, storage cupboard housing meters, smoke alarm.

Reception Room

Door, laminate flooring, skirting, emulsion over papered walls, artex ceiling, radiator, light fitting, upvc window to front, curtain pole, vertical blinds, power points, fire and fireplace surround.



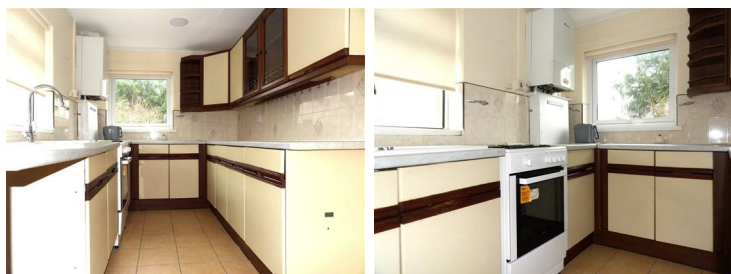
Living Room

Door, laminate flooring, skirting, emulsion walls, artex ceiling, dado rail, light fitting, upvc patio doors to rear, curtain pole, vertical blinds, power points, fire and fireplace surround.



Kitchen

Door, tiled flooring, skirting, part papered walls, part emulsion, artex ceiling, radiator, spot lights, upvc window to rear and side, roller blinds, power points, boiler, wall and base units, drawers, oven, work top, sink & drainer, tiled splash back, upvc back door.



FIRST FLOOR

Stairs & Landing

Carpet to stairs and landing, emulsion over papered walls, artex ceiling, dado rail, hand rail, upvc window to front, vertical blinds, light fitting, storage cupboards, smoke alarm, attic access.

Bedroom One

Door, laminate flooring, skirting, emulsion over papered walls, artex ceiling, radiator, light fitting, upvc window to front, vertical blinds, power points, fitted wardrobes.



Bedroom Two

Door, laminate flooring, skirting, emulsion over papered walls, artex ceiling, radiator, light fitting, upvc window to rear, curtain pole, roller blind, power points.



Bedroom Three

Door, laminate flooring, skirting, emulsion over papered walls, artex ceiling, radiator, light fitting, upvc window to rear, roller blind, power points.



Family Bathroom

Door, tiled flooring, respertex walls, respertex ceiling, spot lights, w.c., wash hand basin, shower, shower enclosure, upvc window to side, roller blind, extractor fan, radiator, cabinet, toilet roll holder, towel rail, soap dish.



OUTSIDE

Rear Garden

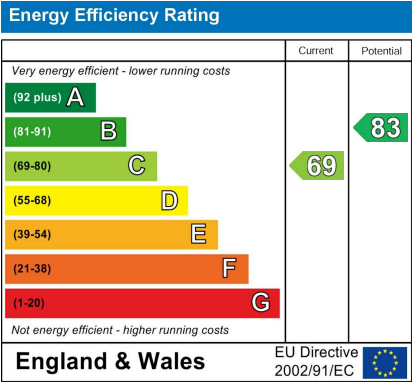
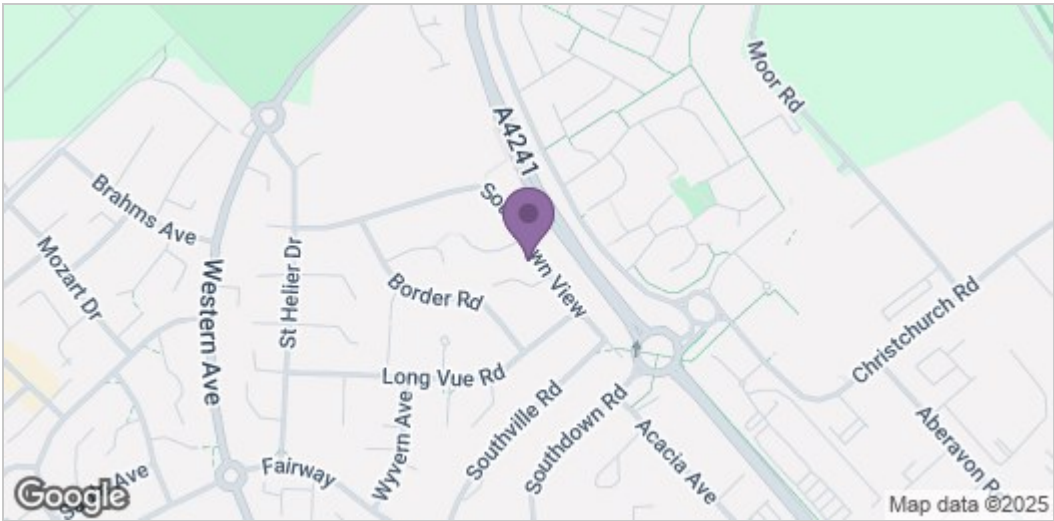
Enclosed rear garden with patio area with grass to sides, shrubs to sides, pathway leading to decking area. Gate at side for access.



Front Garden

Fully enclosed front garden with steel gates, parking space for one car. Grass and shrubs at sides.





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.