



## 61 Dalton Road, Port Talbot, SA12 6SL £750 PCM

Pennaf Premier Properties are pleased to offer to let this two bedroom ground floor flat in Sandfields, Port Talbot. The property comprises of an entrance hallway, living room, two bedrooms, kitchen and bathroom. The property also benefits from a front and rear garden, the property is fully redecorated throughout, including new carpets and a new kitchen. One months rent payable £750.00 and a bond £750.00 (bond can be subjected to change due to circumstances). Please call Pennaf Premier Properties on 01639 760 000 to book in your viewing.

## GROUND FLOOR

### Entrance Hallway

Upvc door, vinyl flooring, skirting, emulsion papered walls, radiator, light fitting, storage cupboards, smoke alarm, power points.



### Living Room

11'5" x 12'10" (3.487 x 3.928)

Door, carpet flooring, skirting, emulsion papered walls, radiator, light fitting, upvc window, curtain pole, venetian blinds, power points.



### Kitchen

11'6" x 9'11" (3.530 x 3.043)

Door, vinyl flooring, skirting, emulsion walls, part tiled walls, radiator, light fitting, upvc window to rear, extractor fan, venetian blind, power points, storage cupboards, boiler, wall and base units, worktops, sink and drainer, integrated oven, gas hob, extractor hood, tiled splash back, upvc rear door leading to garden.



### Accessible Bathroom

6'1" x 5'5" (1.874 x 1.664)

Door, hard duty flooring, respertex walls, light fitting, accessible w.c., sink, electric shower, walk in shower enclosure, upvc frosted window to rear, grab rails, extractor fan, radiator, pull cord.

### Bedroom One

10'0" x 11'10" (3.053 x 3.627)

Door, carpet flooring, skirting, emulsion papered walls, radiator, light fitting, wall light, upvc window to front, venetian blinds, power points, storage cupboard.



### Bedroom Two

10'6" x 8'9" (3.219 x 2.689)

Door, carpet flooring, skirting, emulsion papered walls, radiator, light fitting, upvc window to rear, power points, storage cupboard.



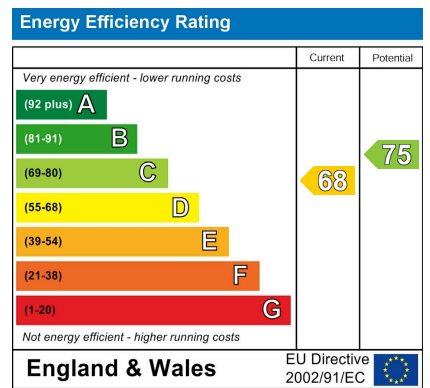
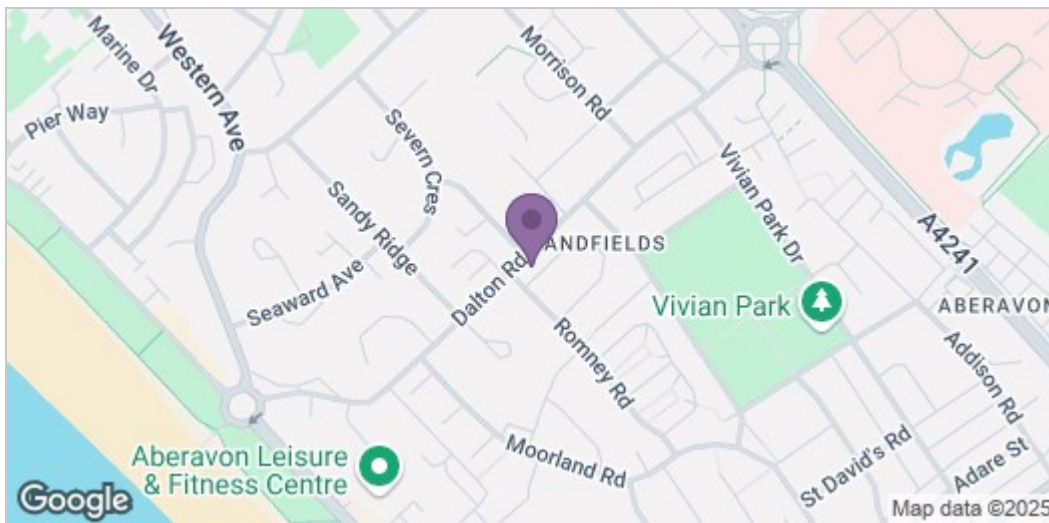
### Rear Garden

Enclosed rear garden with gate, ramped access to back door.



## Front Garden

Ramped access to front door, large patio area.



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