



61 Sandfields Road, Port Talbot, SA12 6LR

£750 Per Month

Pennaf Premier Properties Ltd are pleased to offer for let this two bedroom property in the Aberavon Area of Port Talbot. The property briefly comprises of an entrance hallway, lounge and kitchen to the ground floor with two bedrooms and a bathroom to the first floor. The property also benefits from a rear garden with lane access. One months rent payable £750.00 and a bond £750.00 (bond can be subjected to change due to circumstance). Please contact Pennaf Premier on 01639 760 033 today to arrange a viewing.

Ground Floor

Entrance Hallway

Wooden front door with yale lock, tiled flooring, emulsion wall, skirting, central light fitting, smoke alarm, stairs to first floor, door to lounge and kitchen. Electric fuse box and meters.

Lounge

Door, carpet to floor, emulsion walls, skirting, radiator, light fitting, upvc front window, power points, smart meter.

Kitchen

Door, tiled flooring, emulsion walls, skirting, radiator, upvc window to front, power points, wall and base units, worktop, sink and drainer, tiled splash back, integrated oven and hob, space for washing machine, gas meter, light fitting, upvc back door to rear garden.

First Floor

Stairs & Landing

Carpet to stairs and landing, emulsion walls, skirting, handrail to stairs, upvc window to rear, storage cupboards, attic access, central light fitting.

Inner Hallway

Carpet to floor, emulsion walls, storage cupboard housing boiler.

Bathroom

Door, vinyl flooring, emulsion walls, part tiled walls, central light fitting, wash hand basin, shower over bath with mixer tap, shower screen, upvc window to front, extractor fan, mirror, shelving.

Bedroom One

Door, laminate flooring, emulsion walls, radiator, central light fitting, upvc window to front and side, power points.

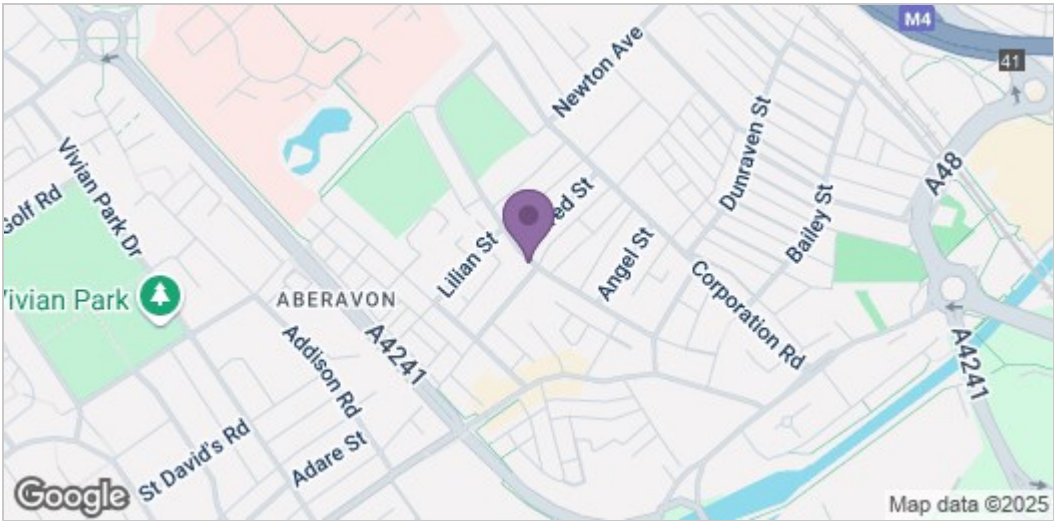
Bedroom Two

Door, carpet flooring, emulsion walls, skirting, radiator, central light fitting, two upvc front facing windows, curtain pole, power points.

Outside

Rear Garden

Shared access into garden with private gate, patio slabs, enclosed fencing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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