



## Flat 3, 14 Courtland Place, Port Talbot, SA13 1JJ £550 Per Month

Pennaf Premier are pleased to offer this one bedroom ground floor flat situated in the Town Centre of Port Talbot. The flat is one of three within the building with the added benefit of its own entrance and off road parking. The property briefly comprises of a kitchen, lounge, bathroom and bedroom. One months rent £550.00 and a bond £550.00 payable. (bond can be subjected to change, due to circumstance). Contact us today to register your interest.

## GROUND FLOOR

### Entrance/Kitchen

Entrance into kitchen, tiled flooring, emulsion walls, central light, wall and base units, cooker and extraction hood, sink and drainer, radiator, upvc window.



### Bedroom One

Door, carpet flooring, emulsion walls, skirting, radiator, upvc window and central light.



### Living Room

Carpet flooring, emulsion walls, central light, radiator, upvc window, storage cupboard housing boiler.



## OUTSIDE

### Parking Space

Allocated one parking space.

### Front Garden

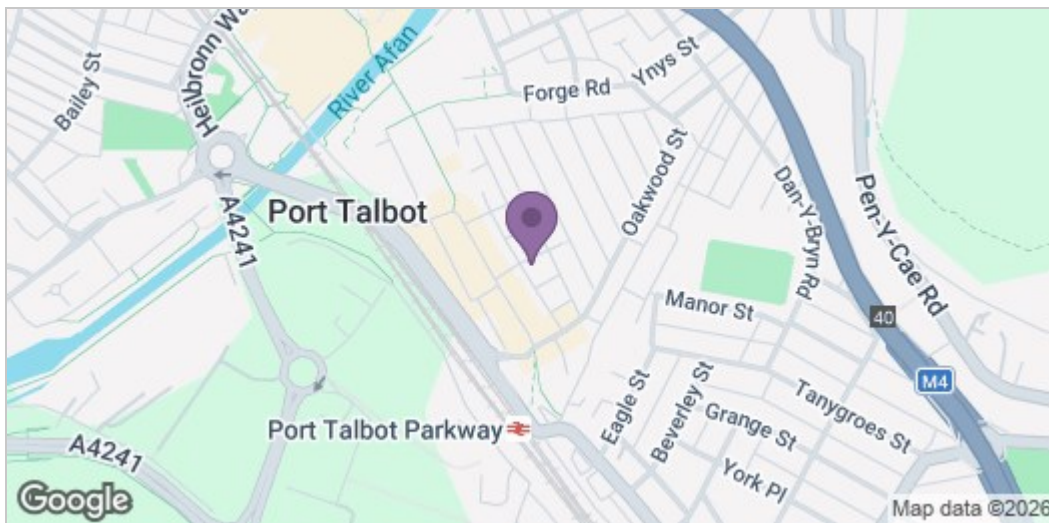
Access to main hallway via upvc front door, access for electric and gas meter.

### Inner Hallway

Emulsion walls, skirting, carpet flooring, central light, smoke alarm.

### Bathroom

Door, tiled flooring and tiled walls, shower enclosure, shower, w.c., wash hand basin, upvc frosted window, heated towel rail.



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

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