Pennaf premier™

Sales & Lettings

12 James Street, Port Talbot, SA13 1AR

£850 PCM

Recently refurbished property to rent £850 per month.

Welcome to this recently refurbished mid-terrace house located on James Street in the heart of Port Talbot Central. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking extra space.

The property boasts a modern kitchen diner, perfect for both casual meals and entertaining guests. The modern design and ample natural light create a warm and inviting atmosphere throughout the home.

In addition to the spacious living areas, this property offers the convenience of parking for one vehicle, ensuring that you have a secure place for your car. Furthermore, a garage provides additional storage or the potential for a workshop, catering to your various needs.

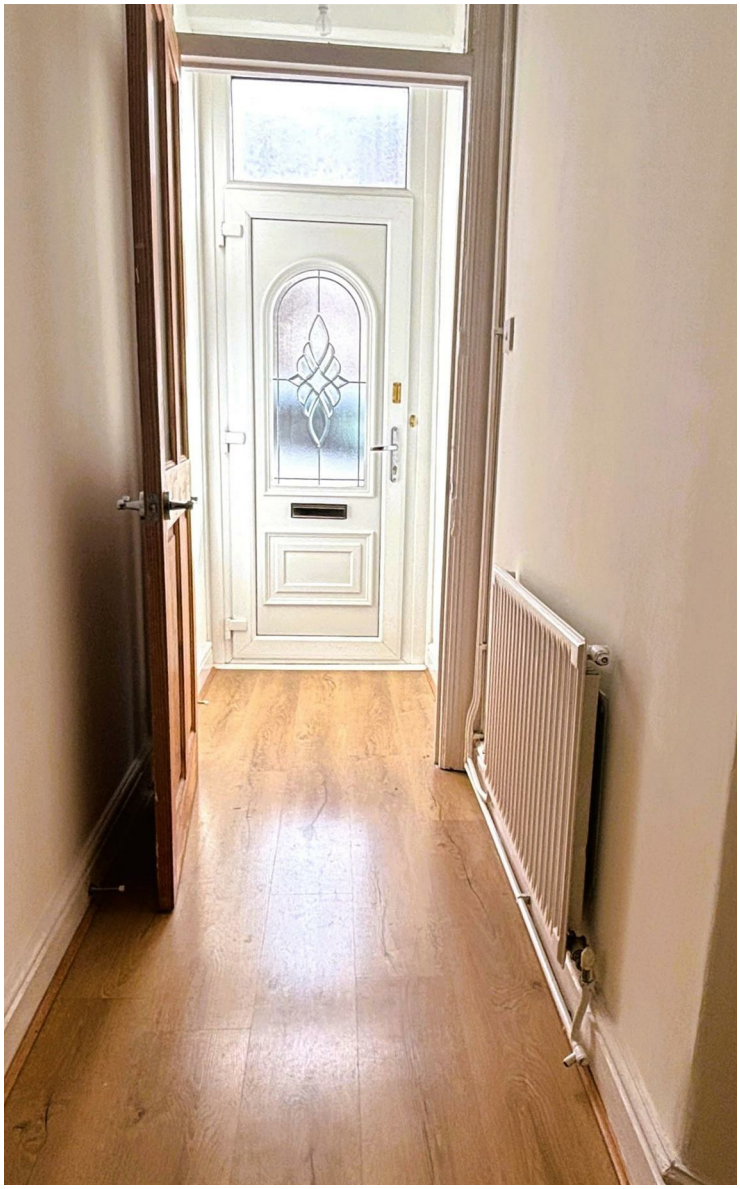
One of the standout features of this home is its prime location. Situated within walking distance to Port Talbot town centre, you will have easy access to a range of shops, restaurants, and local amenities, making daily life both convenient and enjoyable.

At a rental price of £850 per month, this property presents an excellent opportunity for those looking to settle in a vibrant community with all the necessary conveniences at their doorstep. Do not miss the chance to make this charming house your new home.

To book an appointment to view please call the Pennaf Premier lettings team on 01639760033.

EXTERNAL

Entrance Porch
Entrance through Upvc double glazed front door. Emulsion painted walls and ceiling, central light, laminate flooring.



Hallway
Emulsion painted walls and ceiling, central light, radiator laminate flooring. Stairs leading to first floor.

Lounge/Dining Room
21'10" x 12'8" (6.658 x 3.870)
Upvc double glazed windows to front and rear, emulsion painted walls and ceiling, two central lights, two radiators, laminate flooring. Feature fire surround.

Kitchen
13'0" x 10'2" (3.977 x 3.103)
Upvc double glazed window to side. Emulsion painted walls and ceiling, central light. Range of wall and base units, tiled in between. Electric oven, gas hob, stainless steel sink with mixer tap, space for fridge\freezer, plumbing for washing machine, radiator, laminate flooring. Under stair storage cupboard.

Cloakroom

6'9" x 2'11" (2.080 x 0.895)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, low level w.c, wash hand basin, laminate flooring.

Bathroom

9'11" x 6'11" (3.045 x 2.120)

Upvc double glazed window to side. Fully tiled walls, standard bath with hand held shower over, double shower cubicle, low level w.c, wash hand basin, radiator, laminate flooring. Large storage cupboard housing combination boiler.

FIRST FLOOR

Stairs and Landing

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, banister, carpet to stairs and landing, access to attic.

Bedroom One

12'3" x 10'11" (3.741 x 3.351)

Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet.

Bedroom Two

11'9" x 10'6" (3.597 x 3.205)

Upvc double glazed window to rear. Emulsion painted walls and ceiling, central light, radiator, carpet

Rear Garden

Fully enclosed rear garden with walls and fencing, slabbed area with pathway leading to rear gate into lane, personnel door into garage.

Bedroom Three

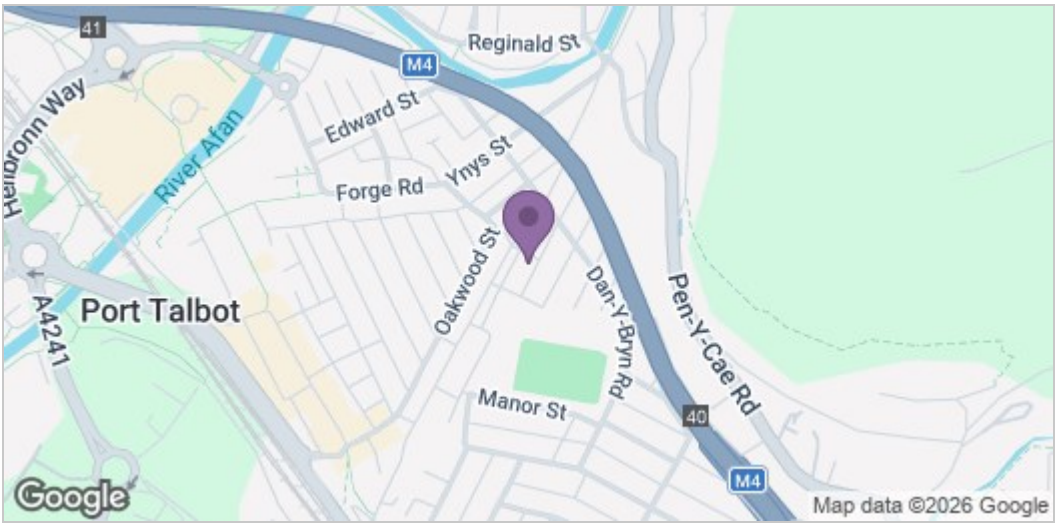
9'1" x 5'5" (2.784 x 1.672)

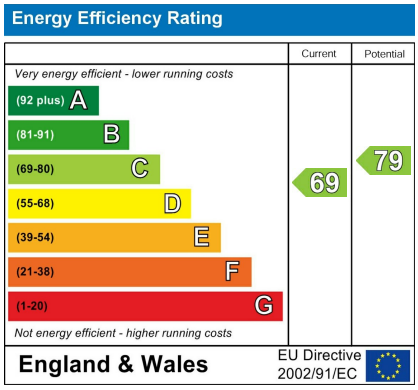
Upvc double glazed window to front. Emulsion painted walls and ceiling, central light, radiator, carpet

Garage

17'6" x 11'5" (5.354 x 3.497)

Concrete built garage with personnel door from rear garden. Up and over garage door leading to rear lane.





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.

1st Floor, 2 Forge Road, Port Talbot, SA13 1NU
T. 01639 760 033 | **E.** info@pennafpremier.com
www.pennafpremier.com