

9 Strauss Road, Port Talbot, SA12 7TN **£900 Per Month**

Pennaf Premier Properties are pleased to offer to 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. Outside has a a large rear patio area with side access and a driveway to the front. The property is within walking distance to the Aberavon Beach Front and local amenities. To arrange a viewing, please call the office on 01639 760 033.

Ground Floor

Entrance Hallway

Entry via upvc door, large hallway, laminate flooring, skirting, emulsion walls, central light fitting, radiator, smoke alarm, upvc frosted window to front, power points, storage cupboard housing gas and electric meters, stairs to first floor.



First Reception Room

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



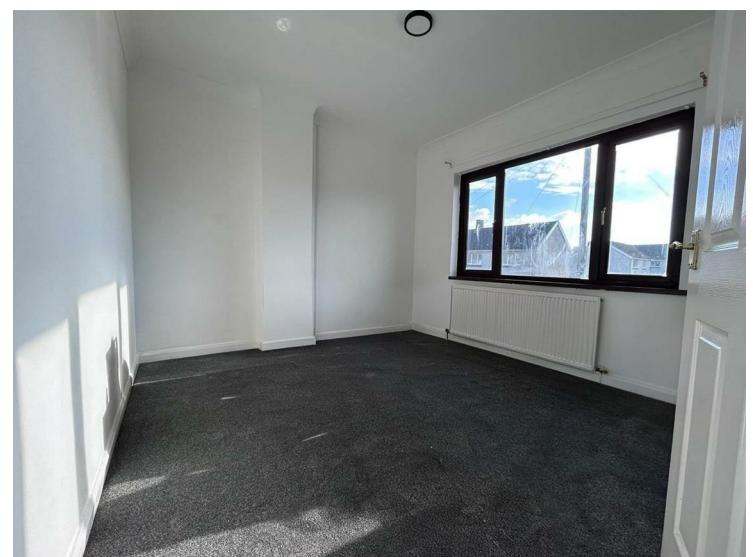
First Floor

Stairs & Landing

Carpet to stairs and landing, emulsion walls, handrail, upvc window to side, central light fitting, smoke alarm, storage cupboard housing boiler.

Front Double Bedroom

Door, carpet flooring, skirting, emulsion walls, radiator, upvc window to front, power points, tv aerial.



Second Reception Room

Door, laminate flooring, skirting, emulsion walls, central light fitting, radiator, upvc window to rear, power points, fireplace surround.



Rear Double Bedroom

Door, laminate flooring, skirting, emulsion walls, radiator, central light fitting, upvc window to rear, power points, tv aerial.



Kitchen

Door, tiled flooring, skirting, emulsion walls, central light fitting, upvc window to rear, power points, wall and base units, granite worktops, drawers, sink & drainer, space for washing machine and fridge, electric supply for cooker, upvc back door.

Rear Small Bedroom

Door, laminate flooring, skirting, emulsion walls, radiator, central light fitting, upvc window to rear, power points, tv aerial.



Family Bathroom

Door, vinyl flooring, respertex walls, central light fitting, W.C., electric shower over bath, wash hand basin, radiator, shelving, upvc frosted window to front.



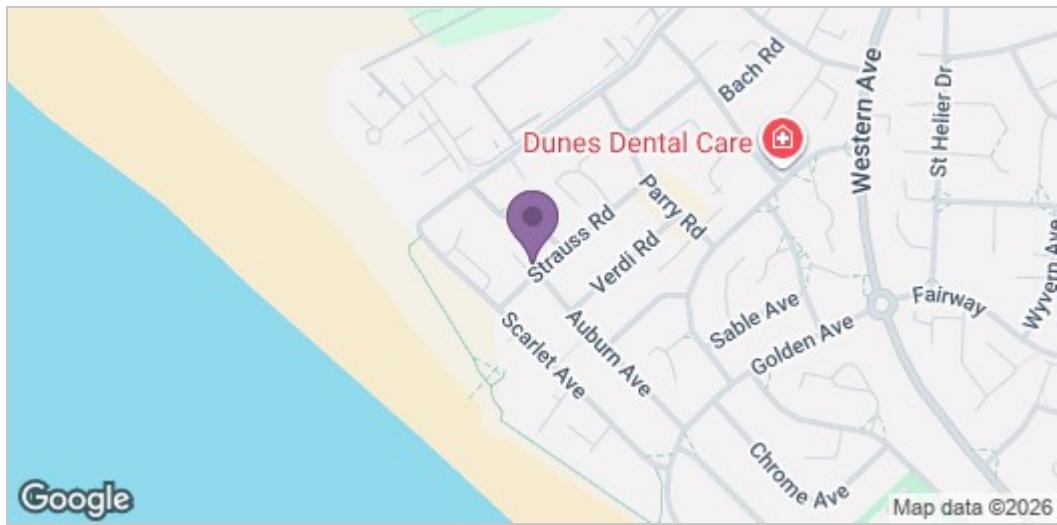
Outside

Front Garden

Enclosed front garden with a driveway and grass area to one side.

Rear Garden

Enclosed rear garden with access to front garden via side gate, patio area, shed x2, mature shrubs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.