



Flat 3 78 Commercial Road, Port Talbot, SA13 1LR

£625 Per Month

Welcome to this charming first-floor flat located on Commercial Road in the delightful area of Taibach. This recently decorated property boasts a cosy reception room, perfect for relaxing or entertaining guests.

Situated in a no-pets and no-smokers environment, this flat is ideal for those seeking a tranquil and clean living space.

Don't miss the opportunity to make this flat your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you. One months rent payable £575.00 and a bond £575.00 (bond can be subjected to change due to circumstance).

GROUND FLOOR

Communal Hallway

Entrance through Upvc door, carpet flooring, emulsion walls, stairs access to first floor flats, handrail, cupboard housing electric meters.

FIRST FLOOR

Communal Landing

Emulsion walls, carpet flooring, light fitting, upvc rear door for exit to garden.

Living Room/Kitchen

Internal fire door to flat, carpet to floor, emulsion walls, power points, double glazed upvc window, electric heater, alarm system. Fully fitted wall and base units, worktop, sink and drainer, extractor fan, vinyl floor, emulsion walls, power points.

Bathroom

Door, vinyl flooring, enclosed shower cubicle, W.C, hand wash basin, light fitting.

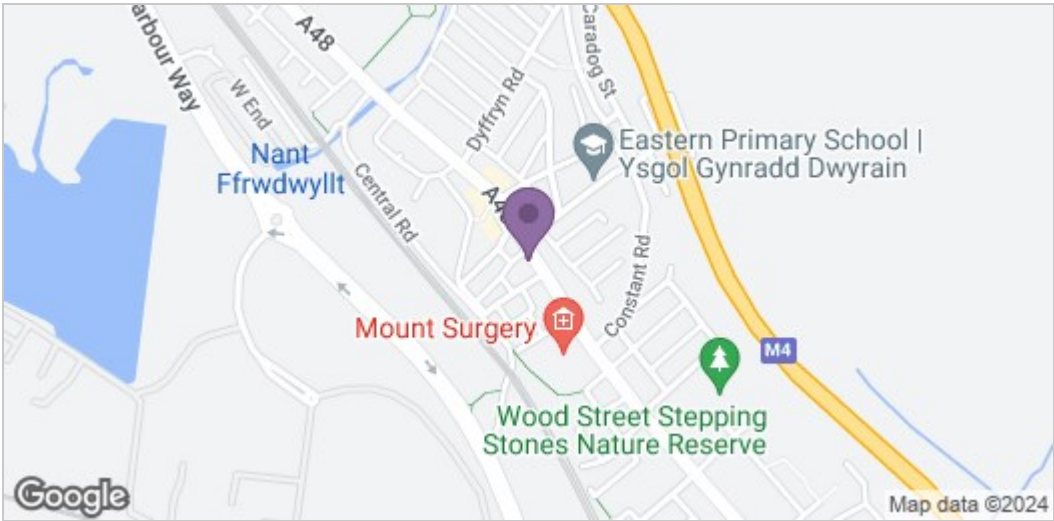
Bedroom

Door, carpet to floor, emulsion walls, power points, electric heater, upvc window to rear.

OUTSIDE

Communal Rear Garden

Communal garden with rear gates, off road parking.



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

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