

33 East Street, Port Talbot, SA13 2YG £750 Per Month

Pennaf Premier Properties are pleased to offer to let, this two bedroom property in goyle area of Port Talbot. The property briefly comprises of an entrance hallway, lounge, kitchen, w.c., shower room to the ground floor with two bedrooms and bathroom to first floor. One months rent £750.00 payable and a bond £750.00 (bond can be subjected to change due to circumstance). Viewing is by appointment only, please call 01639 760 033 to arrange a viewing.

GROUND FLOOR

Entrance Hallway

Entry via upvc door, carpet flooring, skirting, emulsion walls, radiator, electric meter, light fitting, stairs to first floor.

Lounge

Door, emulsion walls, carpet flooring, skirting, radiator x2, light fitting x2, upvc window to front and rear of property, blinds to front window, power points, cupboard housing gas meter, fireplace surround.



Bedroom Two

Door, carpet flooring, emulsion walls, radiator, light fitting, upvc window to rear, cupboard housing boiler, power points.



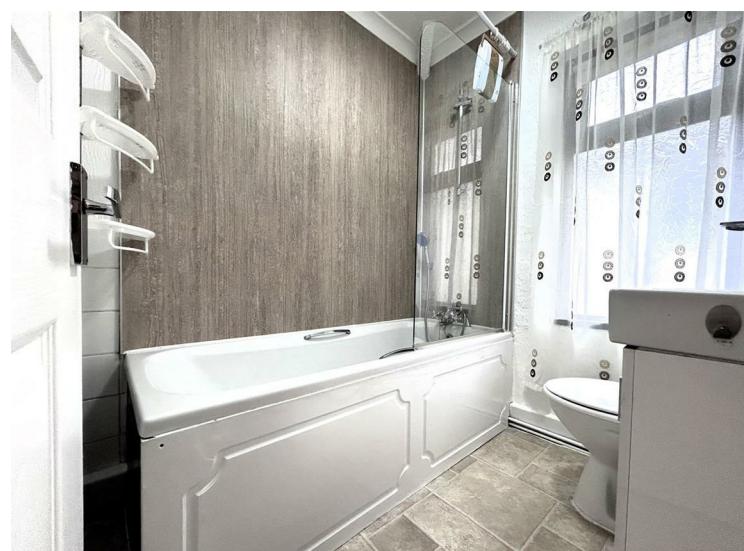
Kitchen

Door, vinyl flooring, emulsion walls, splash back, fully fitted wall and base units, worksurface, drawers, sink and drainer, upvc window to rear, light fitting, upvc back door, door to shower room and w.c.



Bathroom

Door, vinyl flooring, emulsion walls, light fitting, W.C., wash hand basin, shower over bath, shower screen, upvc window to side.



Downstairs W.C.

Door, vinyl flooring, tiled walls, w.c., upvc window to side, grab rails.

Shower Room

Door, vinyl flooring, tiled walls, electric shower, curtain pole, upvc window to side.

FIRST FLOOR

Stairs & Landing

Carpet to stairs, emulsion walls, hand rail, upvc window to side, light fitting.

Bedroom One

Door, carpet flooring, papered walls, radiator, light fitting, upvc window to front, storage cupboard, power points.



OUTSIDE

Rear Garden

Large enclosed rear garden with side access. Washing line, pathway, shrubs.

Front Garden

Steps leading down to property, small patio area, gate.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	57	
(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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