

## 33b Ysguthan Road, Port Talbot, SA12 6NB £695 Per Month

Pennaf Premier Properties are pleased to offer for let this first floor two bedroom property in the Aberavon area of Port Talbot. The property briefly comprises of a shared communal hallway, entrance to the flat with stairs to first floor, two bedrooms, lounge, bathroom and kitchen. One months rent payable £695.00 and a bond £695.00 (bond can be subjected to change due to circumstance). If you would like to arrange a viewing, please call 01639 760 033.

## Ground Floor

### Communal Hallway

Entry via upvc door, emulsion walls, tiled flooring, light fitting, smoke alarm, doors to individual flats.

## First Floor

### Stairs and Landing

Door, carpet to stairs and landing, emulsion walls, skirting, handrail, light fitting, attic access, smoke alarm.

### Kitchen

Fire door, vinyl flooring, emulsion walls, part tiled walls, wall and base units, sink and drainer, upvc window to the rear, boiler, light fitting, radiator, smoke alarm, double sockets.



### Bathroom

Door, vinyl flooring, emulsion walls, skirting, part respertex, radiator, light fitting, toilet, sink, bath with shower, shower pole and curtain, upvc frosted window.



### Bedroom One

Door, carpet flooring, emulsion walls, skirting, upvc window to rear, double sockets, radiator, central light fitting.



### Bedroom Two

Door, carpet flooring, emulsion walls, skirting, upvc window to front, double sockets, radiator, electric meter, central light fitting.



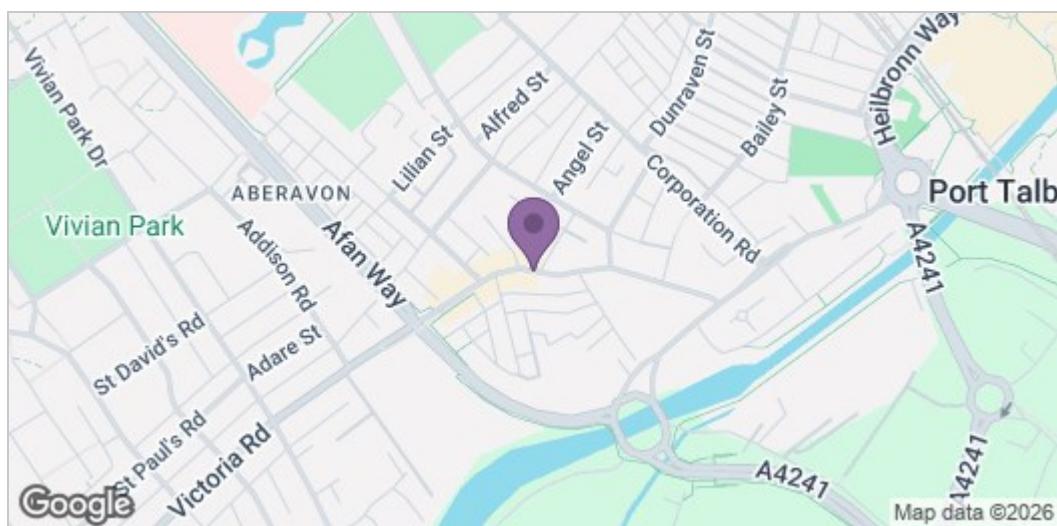
### Living Room

Door, carpet flooring, emulsion walls, skirting, upvc window to front, double sockets, radiator, gas meter, central light fitting.



### Other Information

Photos are prior to current occupation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	60	
(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.