



22 Ethel Street, Neath, SA11 1BB £850 Per Month

Pennaf Premier Properties are pleased to offer to let, this two bedroom property in the Neath area. The property briefly comprises of an entrance hallway, two reception rooms, dining room and kitchen to the ground floor with two bedrooms and family bathroom to the first floor. Enclosed garden to the rear. Viewing is by appointment only, please call to arrange a viewing on 01639 760 033.

GROUND FLOOR

Hallway

Upvc front door, carpet flooring, emulsion over papered walls, papered ceiling, dado rail, radiator, central light fitting, thermostat, stairs, smoke alarm and access to reception rooms.

Living Room

Wooden door, carpet flooring, emulsion over papered walls, papered ceiling, dado rail, radiator, central light fitting, double glazed front facing window, gas and electric meters in cupboard, power points.



Reception Room

Wooden door, carpet flooring, emulsion over papered walls, papered ceiling, dado rail, central light fitting, rear tilt and turn window, power points, access to third reception room.



Dining Room

Tiled flooring, emulsion over papered walls, papered ceiling, dado rail, radiator, central light fitting, double glazed side facing window, power points and storage cupboard. Access to kitchen.



Kitchen

Wooden door, tiled flooring, emulsion walls, part respertex walls, plastered ceiling, spotlights, double glazed rear window, power points, integrated cooker, and hob. Wall and base units, worktops, extraction fan, sink and taps, drainer, upvc back door leading to garden.



FIRST FLOOR

Stairs & Landing

Carpet flooring, emulsion over papered walls, plastered ceiling, hand rail, smoke alarm, attic access. Storage cupboard on landing.

Bedroom One

Wooden door, carpet flooring, emulsion over papered walls, papered ceiling, radiator, central light fitting, front double glazed windows, power points.



Bedroom Two

Wooden door, carpet flooring, emulsion over papered walls, plastered ceiling, radiator, central light fitting, tilt and turn rear window, power points.



OUTSIDE

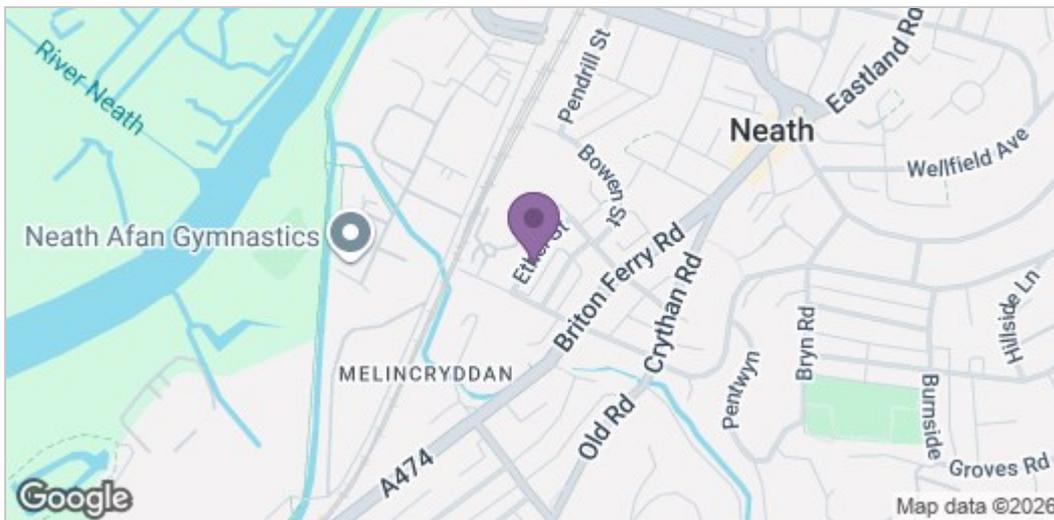
Rear Garden

Enclosed rear garden with fencing and brick walls, gate at rear with access to lane, pathway, mature shrubs and bedding areas. Block building shed.



Bathroom

Wooden door, vinyl flooring, emulsion walls, inset light, W.C. back to wall, wash hand basin, electric shower, shower screen, standard bath, side upvc frosted window, extraction fan, standard radiator, vanity cabinet, high gloss worktop. Storage cupboard with boiler.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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