



15 Pellau Road, Port Talbot, SA13 2LF £575 PCM

Pennaf Premier Sales & Lettings are pleased to offer for let this three bedroom property in the Margam area of Port Talbot. The property briefly comprises of an entrance porch, living room, kitchen, and bathroom to the ground floor with three bedrooms to the first floor. The property also benefits from a front and rear garden. One months rent payable £575.00 and a bond £575.00 (bond can be subjected to change due to circumstance). Please call the office on 01639 760 033. Property available to move in to, in June 2021.

GROUND FLOOR

Entrance Porch

Upvc front door, vinyl flooring, upvc windows to front and side, emulsion walls, door to living room.

Living room

Carpet flooring, stairs to first floor, emulsion walls, upvc windows to front and rear, brick mantle piece, two wall lights, alcove, light fitting and switches, radiator, small storage cupboard, double sockets.

Kitchen

Door, vinyl flooring, emulsion walls, tiled splash back, pvc wall paneling, wall and base units, drawers, work top, extractor hood, sink & drainer, radiator, light fitting and switches, upvc back door, double sockets.

Inner Hallway

Door, vinyl flooring, emulsion walls, sockets, storage cupboard housing boiler, upvc window.

Downstairs Bathroom

Door, vinyl flooring, emulsion walls, respertex walls, upvc window to the rear, bath & taps, sink & taps, W.C., shower enclosure, shower, radiator, light fitting and switches.

FIRST FLOOR

Stairs & Landing

Carpet to stairs and landing, emulsion walls, skirting, hand rail, smoke alarm.

Front Double Bedroom

Door, emulsion walls, skirting, upvc window to front, radiator, light fitting and switches, double sockets, built in wardrobe, emulsion walls, carpet, skirting, upvc window.

Back Double Bedroom

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

Back Single Bedroom

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

OUTSIDE


Rear Garden

Fully enclosed rear garden, steps leading down to large patio area.

Front Garden

Gate to property, steps leading down to front door, patio area with side access to the rear garden.



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