



44 Pentre Afan, Port Talbot, SA12 7RN **£800 Per Month**

Pennaf Premier Sales & Lettings are pleased to offer for let this two bedroom bungalow in the Baglan Moors area of Port Talbot. The property briefly comprises of an entrance porch, living room, hallway to kitchen, bathroom and two bedrooms, leading onto conservatory. One months rent payable £800.00 and a bond £800.00 (bond can be subjected to change due to circumstance) Please call 01639 760 033 to arrange a viewing.

GROUND FLOOR

Entrance Hallway

Upvc front door, laminate flooring, emulsion walls, light fitting, cupboard housing meters.

Living Room

Door, carpet flooring, papered walls, radiator, light fitting, window to front, blinds, power points, door to hallway.

Hallway

Emulsion walls, laminate flooring, radiator, doors to kitchen, bathroom and bedrooms.

Kitchen

Door, laminate flooring, skirting, emulsion walls, radiator, light fitting, thermostat, window, tiled splash back, integrated fridge/freezer, integrated oven, hob, extraction hood, wall and base units, worktop, integrated dishwasher, sink & taps, pantry area, upvc back door.

Bathroom

Door, vinyl flooring, respertex walls, central spot light, W.C., wash hand basin, window, extraction fan, heated towel rail, shower, shower screen, cabinet, mirror.

Double Bedroom

Door, carpet flooring, skirting, papered walls, radiator, light fitting, window to rear, blinds, power points.

Single Bedroom

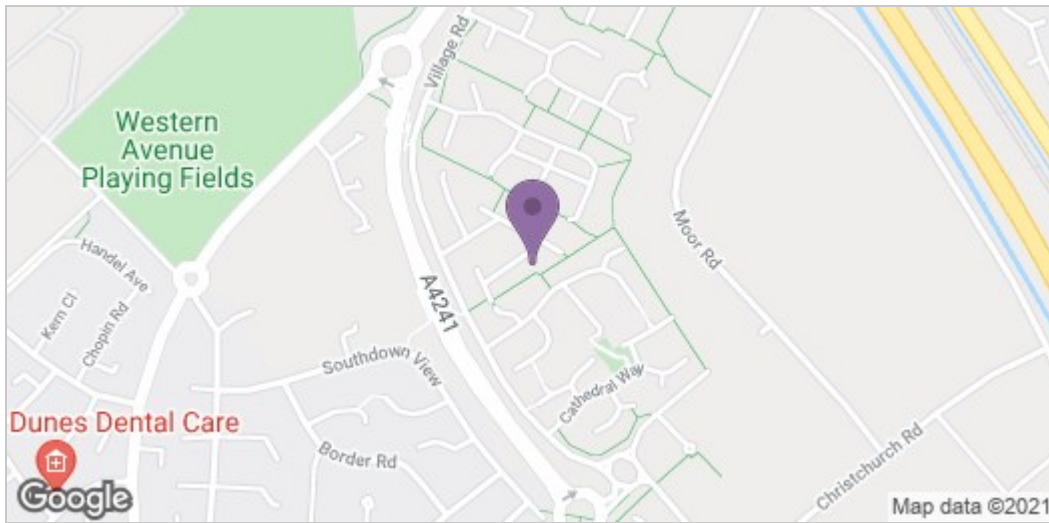
Door, carpet flooring, skirting, emulsion walls, radiator, light fitting, light switch, double sockets, power points, uovc sliding doors to conservatory.


Conservatory

Laminate flooring, skirting, brick base walls, upvc windows, light fitting, roller blinds, upvc door to rear garden.

Rear Garden

Lawn area, small patio area, rotary washing line, shed.



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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