

15 Byng Morris Close  
Sketty  
Swansea  
SA2 8LU

£600 per month \*



- Two Bedroom Apartment
- To Be Let Furnished
- Two Reception Rooms
- Off Road Parking
- Gas Central Heating Throughout
- Double Glazing Throughout
- Ideal For Professionals Working Nearby
- Ideal For Mature/Postgraduate Students
- Benefits may be considered, but no pets or smokers
- Available From 1st September 2018

**Ref: PRA10791**

Viewing Instructions: Strictly By Appointment Only



## General Description

PB Property welcome to the market this two bedroom ground floor apartment which is to be let furnished. The property comprises two reception rooms, two bedrooms, a kitchen and bathroom. Benefits include Gas Central Heating and Double Glazing throughout, off road parking. The property is located in a popular residential area close to Sketty Park shops and is near the Singleton Campus of Swansea University and Singleton Hospital. Good public transport links nearby. Property is ideal for professionals working nearby or for mature/postgraduate students based in Singleton Campus. Benefits may be considered but no pets or smokers are accepted. Property will be available from 1st September 2018.

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## Accommodation

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### Services



Mains electricity, mains gas, mains water, mains drainage

### Council Tax

Band C

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		77	(69-80) <b>C</b>		78
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	54		(39-54) <b>E</b>	50	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 		England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

\* The asking rent does not include letting fees. Depending on your circumstances and the property you select, PB Property will also apply the following upfront fees:  
 ~ general administration fee (£180 for residential or £75 for student properties)  
 ~ reference fees of £35 (including tenant credit checks and guarantor credit checks when required)  
 For residential properties, the general administration fee is charged on a per property basis whereas student properties are charged on a per tenant basis.  
 Credit checks are charged to each tenant named on a tenancy (this does not include named occupants) and when required, per guarantor.

On very rare occasions, the landlord may wish to conduct their own credit checks and/or provide their own tenancy agreement so fees for this may differ to our fees. Confirmation of fees due will be provided before you secure the property.

All fees shown are inclusive of VAT where applicable.

