

36 Velindre Street, Port Talbot, SA13 1BX £550 PCM

Pennaf Premier Sales & Lettings are pleased to offer for let this THREE bedroom property in the VELINDRE area of PORT TALBOT. The property briefly comprises of a entrance hallway, large reception room, kitchen, outer lobby and bathroom to the ground floor with three bedrooms to the first floor. Rear lane access via gate in the garden. The property is close to local amenities and transport links. First months rent payable £595.00 and a bond £595.00 (bond can be subjected to change due to circumstance). Viewing is by appointment only, to arrange please call 01639 760 033.

GROUND FLOOR

Entrance Hall

Entrance via upvc door into hallway, laminate flooring, emulsion walls, radiator, stairs to the first floor, central light, door to living room.

Large Reception Room

Large reception room with laminate flooring, emulsion walls, radiator, storage cupboard, two central lights, front and rear facing windows, door to kitchen.

Kitchen

Tiled flooring, emulsion walls, radiator, spotlights, fully fitted wall and base units, five ring hob, eye level oven, extraction hood, integrated microwave, side facing window and access to outer lobby.

Outer Lobby

Tiled flooring, emulsion walls, upvc door to rear garden, central light, door to bathroom.

Bathroom

Tiled flooring, part tiled, part emulsion walls, sink, W.C., wash hand basin, standard bath with overhead shower, rear facing frosted window, radiator, central light.

FIRST FLOOR

Stairs/Landing

Carpet to floor, emulsion walls, radiator, banister, central light, access to three bedrooms.

Front Small Bedroom

Carpet to floor, emulsion walls, radiator, central light, attic hatch, front facing window.

Front Double Bedroom

Carpet to floor, emulsion walls, radiator, front facing window, central light.

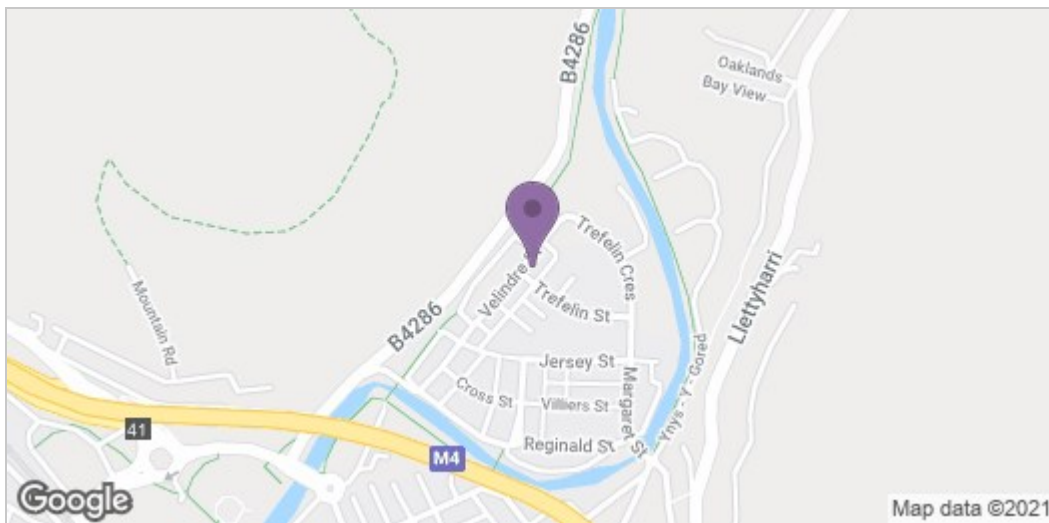
Rear Double Bedroom

Carpet to floor, emulsion walls, rear facing window, built in wardrobe, cupboard housing boiler, central light.

OUTSIDE

Rear Garden

Concrete patio style garden, lawn area, potting area, stone chippings area, rear lane access via gate.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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