



## Penrhiwtyn Street, Neath

### £900 pcm

Recently renovated to a high standard we are pleased to market this two bedroom, two reception room terraced house, comprising of a modern kitchen/ dining room, lounge, utility room, W.C, two bedrooms, modern bathroom and rear garden.

Double Glazing | Fitted Bathroom | Fitted Kitchen | Garden | Newly refurbished |

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### \*\*\* Available Now\*\*\*

Recently renovated to a high standard we are pleased to market this two bedroom, two reception room terraced house situated close to local amenities and primary school.

It comprises of a modern kitchen /dining room, separate lounge, utility room, downstairs W.C, two double bedrooms, a modern bathroom and enclosed rear garden.

To view this property please contact Smart Let Wales

Council Tax Band: B (Neath/Port Talbot)

Deposit: £900

Holding Deposit: £207.69

Garden details: Enclosed Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

#### Living room

w: 3.36m x l: 4.45m (w: 11' x l: 14' 7")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, UPVC double glazed window to front

#### Dining

w: 3.33m x l: 3.44m (w: 10' 11" x l: 11' 3")

Smooth plastered walls and ceiling, newly fitted wood effect laminate flooring, radiator, UPVC double glazed window to front

#### Kitchen

w: 2.92m x l: 2.34m (w: 9' 7" x l: 7' 8")

Smooth ceiling and part tiled walls, newly fitted wood effect laminate flooring, radiator, UPVC double glazed window to rear.

Range of wall and floor units, integrated electric hob and oven, extractor hood, stainless steel sink

#### Utility

w: 3.07m x l: 2.14m (w: 10' 1" x l: 7' )

Smooth plastered walls and ceiling, newly fitted vinyl, radiator, UPVC double glazed window and external door to rear.

Section of worktop with single cupboard and stainless steel sink.

#### WC

w: 0.89m x l: 2.13m (w: 2' 11" x l: 7' )

Smooth ceiling and part tiled walls, newly fitted vinyl, UPVC double glazed window to rear, low level W,C and wash basin.

#### Bedroom 1

w: 4.56m x l: 4.26m (w: 15' x l: 14' )

L-shaped room, smooth plastered walls and ceiling, newly fitted carpet, radiator, two UPVC double glazed windows to front

#### Bedroom 2

w: 3.19m x l: 2.73m (w: 10' 6" x l: 8' 11")

Smooth plastered walls and ceiling, newly fitted carpet, radiator, UPVC double glazed window to front

#### Bathroom

w: 2.89m x l: 2.57m (w: 9' 6" x l: 8' 5")

Smooth plastered walls and ceiling, newly fitted vinyl, UPVC double glazed window to rear. Bathroom suite includes a full bath with electric shower and glass screen, pedestal washbasin and low level W.C

#### Rear Garden

Enclosed garden with areas of decking and areas laid with stone chippings

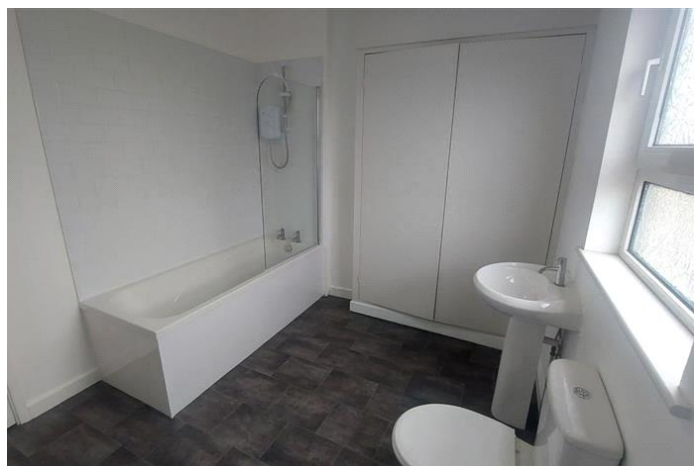
#### Please note

No smokers, No Pets

Affordability criteria for this property is £27,000 per annum, otherwise a Guarantor will be required.

Holding fee of one weeks rent

The holding deposit will be non-refundable should a tenant



choose not to enter a tenancy agreement, or fail to take reasonable steps to enter a tenancy agreement.  
On completion of a tenancy agreement the holding deposit amount will be deducted from the first month's rent payment.  
Bond £900  
COUNCIL TAX BAND = B (Neath, Port Talbot)  
EPC band D





26 Penrhwtyn Street , Neath  
SA11 2HG



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.