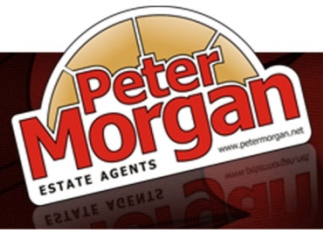




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TO GET AN APPLICATION FOR TO VIEW THE  
PROPERTY PLEASE EMAIL:

[APPLICATIONS@PETERMORGAN.NET](mailto:APPLICATIONS@PETERMORGAN.NET)



## Sandfields Road

, Aberavon, Port Talbot, SA12 6LU

Peter Morgan Property Group Ltd 35 Windsor Road Neath SA11 1NB  
[lettings@petermorgan.net](mailto:lettings@petermorgan.net)  
01639 798200

**Rental £1,250 Monthly**  
**4 Bedroom House**  
**Available Now**

### Opening Times

Mon 10.00 - 17.00  
Tue 10.00 - 17.00  
Wed 10.00 - 17.00  
Thurs 10.00 - 17.00

Viewing Arrangements - Strictly by appointment with Peter Morgan Lettings Agents. Please telephone 01639 798200 or email [lettings@petermorgan.net](mailto:lettings@petermorgan.net).

\* Unfurnished

\*

\*

\*

## Situation

Peter Morgan Property Group is pleased to present this lovely and newly renovated 4 bedroom house based in Sandfields, Port Talbot.

This property is situated on a quiet street, with on street parking available and great links to Port Talbot Town Centre, Train Station and the M4 Corridor.

This house has been newly refurbished to a high standard offering 2 reception rooms, a newly fitted kitchen and new bathroom with bath and overhead shower situated downstairs of the property.

Upstairs comprises of 4 bedrooms, all been renovated, newly decorated and new carpets.

This property also benefits from a low maintenance rear garden and a rear gate for access.

Please see image 2 for instructions on how to book a viewing.

Please note due to high volume of demand, if you have not heard back from us within 48 hours of sending an enquiry, please assume the property is no longer available.

## Directions

## Further Information

The deposit required is £1,384.61

## Accommodation

All measurements are approximate.

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

### Disclaimer:

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the owner, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the let of this property shall be carried out through us. An insurance contract may be required.

Property Ref: inst-2334