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To Receive an application form please email into [Lettings@petermorgan.net](mailto:Lettings@petermorgan.net)



## Abbotsmoor

, Port Talbot, SA12 6DA

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

**Rental £975 Monthly**  
**3 Bedroom House**  
**Available 19 August 2024**

**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

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## Situation

Peter Morgan Property Group is pleased to present this lovely modern 3 bed terraced house based in the popular location of Neath area.

This property provides good access links to Neath Town Centre, close to local schools and amenities.

This property is located on a quiet street of neath, Downstairs Comprises of a spacious living room, this property has two bathroom facilities,

Upstairs comprises of 3 generous size bedrooms, there is a low maintenance garden and room for off road parking at the property. 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 £1,125

## 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-2464