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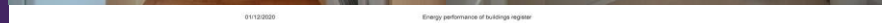
herbert r thomas

89 Abbottsmoor

Port Talbot, Neath Port Talbot, SA12 6DA

£750.00 PCM

Modern Two-bedroom property in the Abbottsmoor development, Baglan. Conveniently located close to local amenities, Baglan industrial estate and within a short commute of the M4. The property briefly comprises of generous lounge, downstairs wc and a kitchen diner with French doors out into the rear yard. Upstairs there is a family bathroom with shower over bath and two double bedrooms, the master benefiting from two integrated wardrobes and a storage cupboard. Outside there is an enclosed low maintenance block paved back garden with rotary washing line. The property further benefits from two allocated parking spaces to the rear of the property. EPC – B Council Tax – B



Contacts

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Energy performance of buildings register Energy performance certificate (EPC)



Property type
Mid-terrace house

Total floor area
59 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/440000/energy-efficiency-ratings-for-rental-properties.pdf) (https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/440000/energy-efficiency-ratings-for-rental-properties.pdf).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be A.

[See how to improve this property's energy performance.](#)