

Chris Davies Estate Agents

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Ty Camlas

, Y Rhodfa, Barry, Vale of Glamorgan, CF63 4BF

Rental £995 pcm

2 bedroom Flat / Apartment available Now

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Opening Times

Mon 09.00 - 17.30; Tues 09.00 - 17.30
Wed 09.00 - 17.30; Thurs 09.00 - 17.30
Fri 09.00 - 17.30; Sat 09.00 - 16.00; Sun Closed

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- * Unfurnished
- * Two Bedrooms
- * Close to Goodsheds

- * Water Views
- * Two Bathrooms
- * Close To Train Station

- * Balcony
- * Allocated Parking

Situation

SUPERB WATER VIEWS FROM THE BALCONY, LOUNGE & MAIN BEDROOM - This unfurnished second floor apartment offers larger than average accommodation comprising a hall (via intercom/stairs), spacious lounge with balcony off, spacious kitchen, two double bedrooms - one with an en-suite shower - plus bathroom/WC. There is UNDERCROFT PARKING for two vehicles. Gas central heating. Walking distance to the GOODSHEDS and RAIL STATION. Strictly NO PETS. EPC B81. Council Tax Band D. Holding Deposit £229. Interested parties must have a combined household income of £29,850 .

Accommodation

Balcony

Decked and with a secure balustrade and rail. Offering super views of the Dock.

Bathroom WC Shower

2.36m (7'9") x 1.68m (5'7")

With a white WC, basin with vanity cupboard under and bath with thermostatic shower over. Opaque rear window, extractor, shaver point and radiator. Vinyl flooring.

Bedroom One

3.98m (13'1") x 3.83m (12'7")

A newly carpeted main bedroom with front windows enjoying a glorious view over the Dock. Radiator, two recessed double wardrobes and door to the en-suite.

Bedroom Two

3.02m (9'11") x 2.82m (9'4")

A newly carpeted double bedroom with rear window and radiator.

En Suite Shower Room

1.80m (5'11") x 1.78m (5'11")

With a white suite comprising WC, basin with vanity cupboard under and quadrant shower cubicle with thermostatic shower inset. Vinyl flooring, ceramic tiled splash-backs and extrac...

Kitchen Breakfast Room

3.12m (10'3") x 2.51m (8'3")

With a good range of units plus integrated 4 ring gas hob, electric oven and cooker hood plus free-standing washing machine and fridge/freezer. Rear window with tiled splashbacks p...

Living Room

5.61m (18'5") x 3.76m (12'5")

A superb size newly carpeted lounge with French doors giving access to the balcony. Two radiators and smooth coved ceiling.

Private Hallway

Newly carpeted and with doors off to the main rooms plus two cupboards - one houses the combi boiler and the other is great for storage and has a the fuse box.

Secure Entrance at Ground Floor Level

Accessed via secure fob entrance with intercom system. Stairs lead up to the second floor where this property is located.

Undercroft Parking

With two underneath and covered parking spaces in a nose to tail arrangement.

All measurements are approximate.

Further Information

The deposit required is £1,245

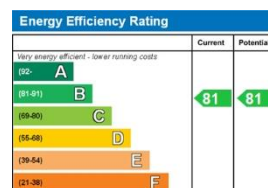
The landlord has requested to include WATER IS INCLUDED IN RENT (CHARGED TO LANDLORD VIA MANAGEMENT COMPANY), BRITISH GAS HOMECARE 200 PLAN IN PLACE - COVERS BOILER/CONTROLS/CENTRAL HEATING COVER INCLUDING ANNUAL SERVICE/CP12/GAS SAFETY CHECK & CERTIFICATE FOR GAS HOB, WASHING MACHINE AND FRIDGE FREEZER ARE LEFT FOR TENANTS USE ONLY - LANDLORD NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT IN EVENT OF BREAKDOWN., NO SMOKING PERMITTED WITHIN FLAT, TENANT/S MUST ADHERE TO THE NOISE RESTRICTIONS WITHIN THE LEASE TERMS, SOME OF THE BLINDS ARE SLIGHTLY OLD/BROKEN BUT IN WORKING ORDER - LANDLORD IS NOT GOING TO REPLACE THESE

The landlord is willing to rent this home to Employed, Self Employed, Own Means, Retired

The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



Creation Date: 20/05/2024

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Chris Davies Estate Agents Ltd, 2024. Chris Davies Estate Agents Ltd Registered in England and Wales No. 04513097