

Chris Davies Estate Agents

www.chris-davies.co.uk



Church Road

, Barry, Vale of Glamorgan, Wales, CF63 1JX

Rental £1,050 pcm

3 bedroom House available 29 July 2024

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS
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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
- * Enclosed Garden
- * Refurbished

- * Three Bedrooms
- * Gas Central Heating

- * Close To Train Station
- * Double Glazed

Situation

Unfurnished 3 DOUBLE BEDROOM Terrace Minutes from Cadoxton Railway Station - Hall, 2 Receptions, Kitchen with Oven & Hob, Bathroom/WC/Shower and Small Enclosed Rear Garden With Rear Access. Gas CH; uPVC DG. Council Tax Band B; EPC D64. Interested parties must have a combined household income of £29,850 to be considered for referencing.

Accommodation

Bathroom WC Shower

3.25m (10'8") x 1.40m (4'8")

Bedroom One

4.92m (16'2") x 3.07m (10'1")

Bedroom Three

2.94m (9'8") x 2.72m (9'0")

Bedroom Two

3.25m (10'8") x 3.17m (10'5")

Dining Area

4.31m (14'2") x 3.32m (10'11")

Entrance Porch and Hallway

FIRST FLOOR

GROUND FLOOR

Kitchen

3.53m (11'7") x 2.92m (9'7")

Landing

Living Area

4.11m (13'6") x 3.05m (10'1")

Lobby Area

OUTSIDE

Rear Garden

All measurements are approximate.

Further Information

The deposit required is £1,300

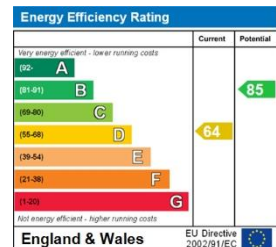
The landlord has requested to include Tenants have permission to have an electrical socket put in utility cupboard as long as carried out by qualified electrician - NO plumbing to be fitted.

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

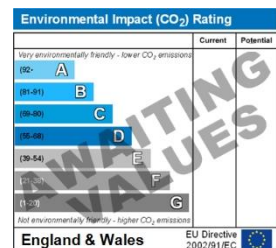
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.



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.



The environmental impact rating is a measure of a home's impact on the Creation Date: 16/07/2024

Property Ref: inst-1396

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