



St Nicholas Road

, Barry, Vale of Glamorgan, Wales, CF62 6QW

Rental £1,000 pcm

2 bedroom Duplex 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

- * Unfurnished
- * Beautifully Refurbished

- * Two Bedrooms
- * Allocated Parking

- * Duplex Apartment
- * Balcony

Situation

DUPLEX APARTMENT WITH BALCONY/TERRACE - UNFURNISHED and ALLOCATED PARKING - Situated in the Old Brewery in the West End of Barry is this stunning two floor apartment. A communal entrance serves the three exclusive properties. Accommodation comprises an entrance hall with two double bedrooms and a shower room off. Stairs lead up to fabulous open plan living space with fully fitted kitchen (fridge/freezer, washing machines, oven hob and hood) plus has access to a balcony. A fantastic and rare opportunity. Council tax E, EPC C79. Holding deposit £229. Interested parties must have a combined household income of £27,750 to be considered for referencing. No sharers.

Accommodation Balcony Terrace

An outside seating area with lighting - tenant to choose composite decking or false lawn.

Bedroom One

4.19m (13'9") x 2.87m (9'5")

With high end flooring, side windows, radiator and lighting. Two fitted double wardrobes.

Bedroom Two

4.09m (13'6") x 2.87m (9'5")

With high end flooring, side windows, radiator and lighting.

Communal Entrance

Accessed via secure key entry door which also has a telephone intercom operation from the apartments. A welcoming communal entrance with original arch and double internal doors. Me...

Property Ref: inst-1666

FIRST FLOOR

Open Plan Living Area and Kitchen

8.58m (28'2") x 5.66m (18'7")

A stunning open plan room. The kitchen has soft close units and integrated appliances to include a fridge/freezer, washing machine, oven and hob. With side elevation windows and Fr...

Parking

With space within this private car park allocated for one vehicle.

Private Hallway

Accessed via a secure door from the communal entrance area. Stairs lead up to the gorgeous open plan living space, whilst panelled doors lead to the two double bedrooms and shower ...

Shower Room WC

2.36m (7'9") x 2.18m (7'2")

Beautifully appointed with a white ceramic sink with cupboards under, WC with concealed cistern and a double walk in shower with fixed rainfall head and separate adjustable rinse u...

All measurements are approximate.

Further Information

The deposit required is £1,250

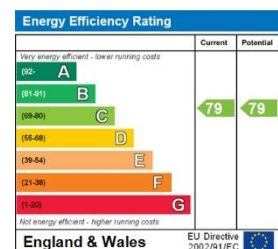
The landlord has requested to include The property comes with 1 allocated parking space which is marked, visitors are not permitted to park in the private car park., No personal belongings are to be left in the communal foyer., All bins are to be put out on the kerbside to be collected.

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

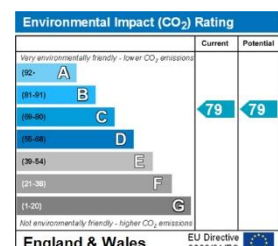
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 6 Months

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.



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.



Creation Date: 19/10/2024

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