

# Chris Davies Estate Agents

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## Vale Street

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

# Rental £1,095 pcm

3 bedroom House available 01 June 2024

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS  
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# 01446 711900

### 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  
\* West End Location

\* Three Bedrooms  
\* Two Receptions

\* Beautifully Refurbished

## Situation

UNFURNISHED 3 bedroom property in Barry West End - The ground floor comprises a porch, hall two receptions open to each other plus a stylish kitchen/breakfast bar area. There is a rear lobby with stunning large bathroom off (with bath and Double Shower). There are three bedrooms upstairs. There is a landscaped courtyard style rear garden, gas CH and uPVC. Great spot and ideal for Romilly Park, Goodsheds and public transport. EPC D56; Council Tax Band C, Holding Deposit £252. Interested parties need a household income of £32,850.

## Accommodation

### Bathroom WC and Shower

2.79m ( 9'2") x 2.54m ( 8'4")

A stunning suite in white and comprising WC, basin, bath with waterfall style tap and double fully tiled shower cubicle. Stylish ceramic tiled splashbacks and flooring. uPVC side a...

### Bedroom One

4.47m ( 14'8") x 3.27m ( 10'9")

A large carpeted double bedroom with two sets of front uPVC windows and radiator. Wardrobes to remain.

### Bedroom Three

2.92m ( 9'7") x 2.64m ( 8'8")

A third double bedroom with carpet, rear uPVC window and radiator.

### Bedroom Two

3.58m ( 11'9") x 2.77m ( 9'2")

A carpeted double bedroom with rear uPVC window, radiator and handy storage cupboard.

## Dining Room

3.60m ( 11'10") x 3.55m ( 11'8")

A spacious, light and airy room which opens in to the living room and also has dual access to the kitchen. Contemporary radiator plus coved ceiling with rose.

## FIRST FLOOR

## GROUND FLOOR

### Hallway

With a laminated flooring, radiator, coving and feature corning. Carpeted stairs with handrail to the first floor. Modern door with frosted glazing to the living space.

### Kitchen

4.67m ( 15'4") x 2.87m ( 9'5")

A gorgeous kitchen which is fitted with a great range of high gloss white units and these are complemented by modern worktops which have a 4 ring gas hob, electric oven and cooker ...

### Landing

### Living Room

3.45m ( 11'4") x 3.32m ( 10'11")

Another light and airy room with front uPVC window, radiator and smooth coved ceiling with rose. Meter cupboard.

## OUTSIDE

### Porch

Accessed via uPVC door with opaque glazing, the porch has a tiled entrance floor and open access to the hall.

### Rear Garden

A landscaped courtyard style rear garden with usable false lawned area and side storage space. Lane access.

## Further Information

The deposit required is £0

The landlord has requested to include Washing machine , fridge freezer and dishwasher left for tenants use , landlord not liable to repair or replace ., 2 White freestanding wardrobes left for tenants use .

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

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

Property Ref: inst-1614

Creation Date: 18/05/2024

## 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