

# Chris Davies Estate Agents

[www.chris-davies.co.uk](http://www.chris-davies.co.uk)



## Greenacres

, Barry, Vale of Glamorgan, Wales, CF63 2PJ

# Rental £1,200 pcm

2 bedroom House available Now

29 Fontygary Road, Rhoose, Vale of Glamorgan, CF62 3DS  
[info@chrisdavieslettings.co.uk](mailto:info@chrisdavieslettings.co.uk)

# 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
- \* Double Glazed
- \* Newly Renovated (2026)

- \* Two Bedrooms
- \* Gas Central Heating

- \* Garage
- \* Enclosed Garden

## Situation

Available now this semi detached property with garage - The property is located on the Eastern side of Barry within easy access of a rail station, supermarkets and schools. It comprises an entrance hall, lounge and kitchen with breakfast bar. There is a modern bathroom and two bedrooms. Outside, there is a very private rear garden, front garden, driveway and garage. Gas CH and uPVC DG. Council Tax Band C. EPC C71, Holding deposit £275, Interested parties will need to earn a household income of at least £36000.

## Accommodation

### Bathroom/WC/Shower

2.34m ( 7'9") x 1.45m ( 4'10")

A modern bathroom suite comprising panelled bath with shower attachment off mixer, circular sink set onto a vanity unit and a close coupled WC. Fully tiled walls and floor. Opaqu...

### Bedroom One

3.55m ( 11'8") x 2.72m ( 9'0")

A carpeted double bedroom with front aspect window. Built in wardrobes. Radiator.

### Bedroom Two

3.27m ( 10'9") x 2.11m ( 7'0")

Carpeted with rear aspect window. Built in wardrobe. Radiator.

## Driveway

## Entrance Hallway

Accessed via door with opaque glazing. Laminate floor, smooth walls and carpeted stairs to first floor. Radiator. Door to lounge. High level fuse box.

## FIRST FLOOR

### Front Garden

An attractive front with recently laid gravel, sleepers and established trees/shrubs. Driveway leading to the garage.

### Garage

5.03m ( 16'7") x 2.51m ( 8'3")

With up and over door, power and lighting. Storage to rafters. Door to rear garden.

## GROUND FLOOR

### Kitchen/Breakfast Room

3.58m ( 11'9") x 2.34m ( 7'9")

A modern well presented kitchen with a wide range of high gloss white base and eye level units and complementing work surfaces with inset sink unit. Concealed boiler. Inset gas ...

### Landing

Carpeted with loft access and doors to both bedrooms and bathroom.

### Living Room

5.03m ( 16'7") x 3.60m ( 11'10")

Well presented lounge with front aspect window, smooth walls and laminate floor. Two radiators. Space for dining table and chairs. Door to kitchen.

## OUTSIDE

### Rear Garden

A very private rear garden which is fully enclosed. An initial chipped area with slabbed stepping stones which lead to the garage and also a paved

## Further Information

The deposit required is £1,450

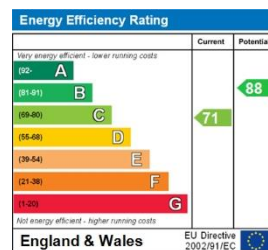
The landlord has requested to include Table and chairs are for tenants use if they want them , landlord not responsible for them .

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

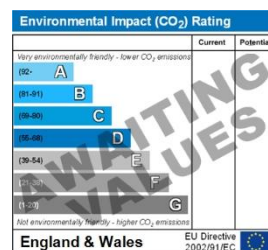
The landlord is willing to rent the property for a minimum of 6 Months and a maximum of 12 Months

## 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 environment in terms of carbon dioxide (CO2) emissions. The higher Creation Date: 11/01/2026

Property Ref: inst-1780

## 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, 2026. Chris Davies Estate Agents Ltd Registered in England and Wales No. 04513097