



# WESTWARD RISE

BARRY



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, C F 62 6N R

P C M

£1,300 P C M -

 2 Bed

 1 Bath

 990.29 sq ft

A superb two bedroom unfurnished ground floor apartment with a single garage and parking space situated in a quiet cul-de-sac in one of Barry's most desirable locations. The spacious accommodation briefly comprises: entrance hallway with three storage cupboards; sitting room with stunning sea views and patio doors leading out onto the communal garden; two double bedrooms; fitted bathroom suite with a double shower cubicle and a fitted kitchen with oven and hob, integrated fridge/freezer, washing machine, tumble dryer and dishwasher. The property benefits from gas central heating, double glazing, is in very good decorative order throughout and is a short walk away from local attractions such as Porthkerry Country Park, Barry Island leisure resort, the Coastal Path and the Knap with restaurants and café spots. A viewing is highly recommended to appreciate the location and stunning sea views. No smokers. Council Tax Band D. EPC rating C. Deposit required £1,400. Interested parties must have a combined yearly income of £39,000 to apply.

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Knights Lettings reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the contract or failed to take reasonable steps to enter into the Occupation Contract.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS