



GREENACRES

BARRY



# GREENACRES

, C F 63 2P J

P C M

£1,300 P C M -

 3 Bed

 2 Bath


 710.42 sq ft

A stunning three bedroom extended semi-detached house offering spacious family accommodation with driveway and garage situated in a popular location in Barry. The property briefly comprises: entrance hallway, living room, new fitted kitchen with oven and hob, dishwasher, washing machine and fridge/freezer; dining room leading to the integral garage; stairs and landing to the first floor, three bedrooms, family bathroom with shower attachment and an ensuite shower room to the master bedroom. The property has been refurbished to a high standard throughout and benefits from gas central heating, double glazing, an enclosed rear garden and off road parking to the front. The property is close to transport links to Penarth, Cardiff and the M4. No smokers. Council Tax Band 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) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



BARRY & THE VALE'S HOME FOR

STYLISH SALES  
& LETTINGS



KNIGHTS