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CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Ms Karen Snelson

**Property Specialist**

**Ms Karen Snelson**

Lettings Manager

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Comments by the Homeowner

# Rhodfa'r Gwagenni

, Barry, CF63 4AU

PCM

£950 PCM



2 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
**Knights Barry Branch**

01446 700222

A well presented two bedroom top floor apartment with balcony and allocated parking, located in the highly sought after Waterfront area of Barry.

The property features: a spacious open plan living area with fitted kitchen, master bedroom with en suite shower room, second single bedroom, recently fitted modern family bathroom with shower, entrance hallway with built in storage. The property is in good decorative order throughout and benefits from electric heating and double glazing. Situated in a prime location, within walking distance to Barry town centre and the train station, offering convenient access to local amenities, shops and transport links.

Deposit required £1075.  
Council Tax Band D.  
EPC rating C.

Interested parties must have a combined minimum yearly household income of £29,250 to pass referencing.

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.



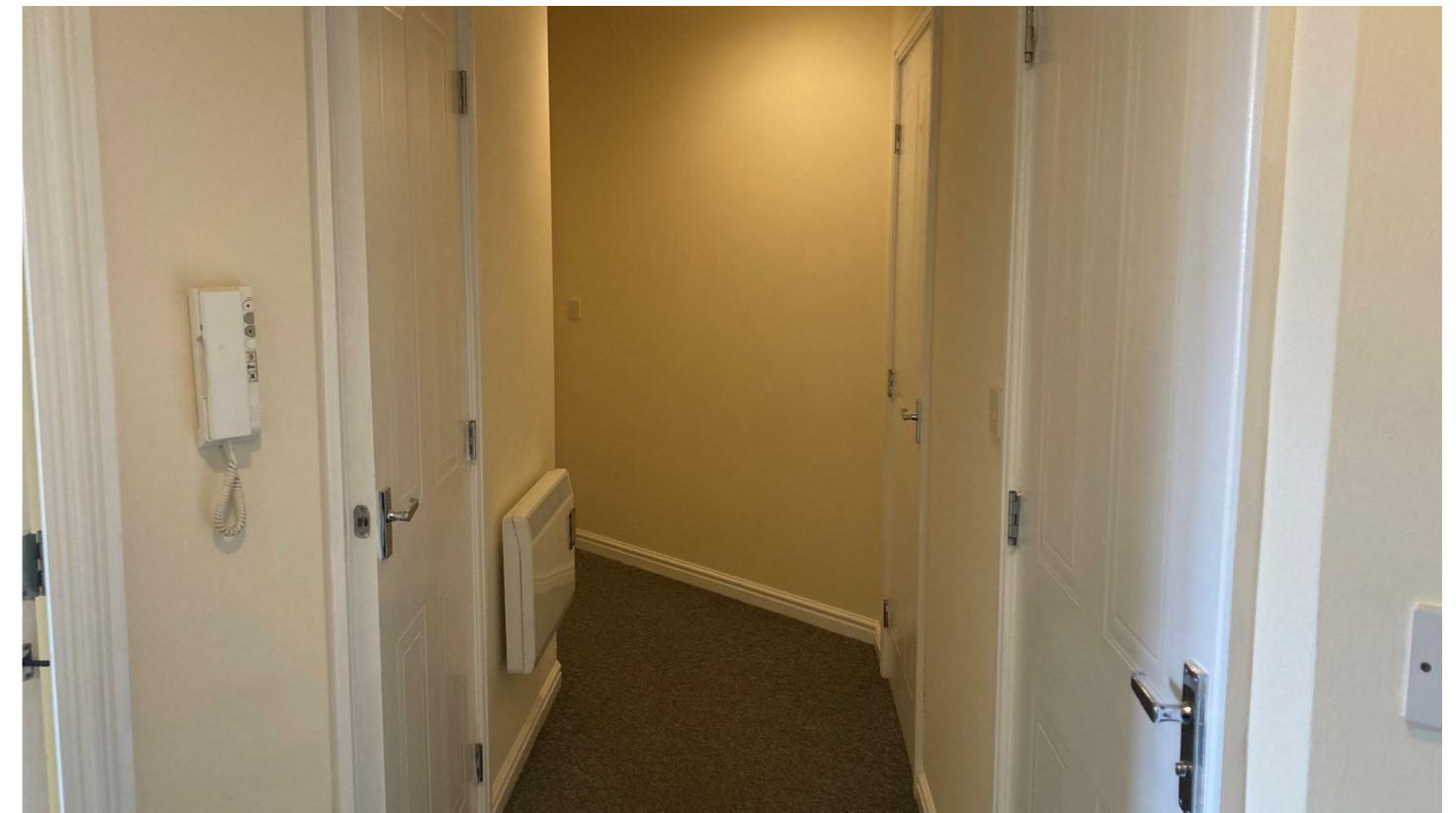


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

