



1 Broad Street, Barry, Vale Of Glamorgan, CF62 7AA
01446 736888 | enquiries@ninaestateagents.co.uk
www.ninaestateagents.co.uk



25 Gerddi Margaret, Barry CF62 5AP £825 Per Month

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING

Welcome to this charming two-bedroom first-floor flat located in the Waterfront.

As you step into the flat, you are greeted by a cosy lounge featuring French doors that allow natural light to flood the room, creating a bright and airy atmosphere. The well-appointed kitchen comes equipped with an oven and hob. There is also ample room for your white goods.

The flat boasts two inviting bedrooms, the family bathroom is complete with an overhead shower, providing convenience and functionality, with electric storage heaters.

One of the highlights of this property is the allocated parking space, please note that this property does not allow pets or smokers.

EPC rating of B, Council Tax Band - C, Minimum affordability £24,750 PA,
Holding fee £190.00, Deposit £951.00.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



www.ninaestateagents.co.uk



Company No: 5972152. Registered Office: 1 Broad Street, Barry, Vale of Glamorgan, CF62 7AA. VAT No. 850 441 350