



109 Ffordd Y Dociau, Barry CF62 5DX £1,400 Per Month

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Available mid - May.....Beautiful four bedroom town house located at Barry Waterfront. Briefly comprises of, lounge with downstairs w/c, kitchen/dining area, integrated oven & hob, space for white goods, patio doors leading to garden. First floor two double bedrooms, master with en-suite, second floor two double bedroom, family bathroom. Rear spacious garden, two parking spaces to the front of the property, gas central heating. Viewings from the 9th May.

Minimum affordability £42,000 PA, Holding Fee £323.00, Deposit £1615.00.
EPC - B, Council Tax Band - E

Broadband
Standard 6 Mbps 0.7 Mbps Good
Superfast 79 Mbps 20 Mbps Good
Ultrafast 500 Mbps 50 Mbps Good
Networks in your area - Openreach, FibreNest

Mobile indoor
Provider Voice Data
EE Likely Likely
Three Limited Limited
O2 Likely Limited
Vodafone Likely Likely
Mobile outdoor
Provider Voice Data
EE Likely Likely
Three Likely Likely
O2 Likely Likely
Vodafone Likely Likely



DISCLAIMER

The prospective purchaser's attention is drawn to the following points: We reiterate that room measurements are very approximate, as the room dimensions are in some instances irregular, due to the period and individual nature of the property. 1. These sales particulars have been carefully checked with the owner/seller of the property. If there is any point which is particularly important, please ask. Whilst given in good faith they should not be construed as statements of fact and are provided for guidance only, they do not constitute any part of an offer or contract. 2. When considering making an offer on this property it is advisable to double check all measurements and point of particular importance to you. 3. All measurements and details of location are approximate only. 4. The photographs show only certain parts and aspects of the property at the time they were taken. 5. Buyers are advised to contact a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition. 6. Anyone wishing to view the property must provide their name, address and telephone number to safeguard the well being of owner/seller and staff.

DISCLAIMER

1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.

(4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.

(5) You should make your own enquiries regarding the property in respect of things such as furnishings to be included/excluded and what facilities are/are not available.

(6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

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		



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