



## 52 Ffordd Penrhyn, Barry CF62 5DJ

### £1,300 Per Month

3 BEDS | 2 BATH | 2 RECEPT | EPC RATING B

Barry Waterfront, this unfurnished semi-detached house offers a perfect blend of comfort and style. With three bedrooms, including a master suite complete with an en-suite shower room, this property is ideal for families. "Just a 10-minute walk to both the beach and train station, with shops and local amenities close by including Asda, Good Sheds development and the ever popular High Street.

The ground floor study or sitting room or potentially bedroom four, kitchen/dining area, w/c. First floor master bedroom with en-suite and lounge. Second floor two double bedrooms and family bathroom. Outside, the enclosed rear garden which is south facing, additionally, the side access to the front of the house enhances the practicality of the layout. The property includes two allocated parking spaces.

Minimum affordability £39,000 PA Deposit £1500.00, Holding Fee £300.00. Council tax band - E, EPC - B

- 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.



## FRONT

Two allocated parking bays, paved pathway leading to a composite front door with double glazed obscured glass insert. Side access to rear.

## Entrance Hallway

7'10 x 13'05 (2.39m x 4.09m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Fitted carpet staircase rising to the first floor. Composite front door with obscured glass insert. Wood panel doors leading to kitchen / dining room, Study / sitting room Potentially bedroom four. A further wood panelled door leading to a W.C. Cloakroom.

## Snug/ Study / Sitting Room or (Bedroom Four)

8'10 x 9'09 (2.69m x 2.97m)

Plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed window to the front elevation. Wood panel door leading through to the entrance hallway.

## Kitchen / Dining

12'09 x 12'11 (3.89m x 3.94m)

Smoothly plastered ceiling, smoothly plastered walls. Vinyl flooring. Wall mounted radiator. UPVC double glazed French doors leading out to the rear garden. UPVC double glazed window to the rear elevation. Modern fitted kitchen comprising of wall and base units. Wood laminate worktops. Stainless steel and 1/2 bowl sink. Integrated four ring gas hob, integrated oven space for washing machine. Space for fridge freezer. Wall mounted enclosed combination boiler. Access to under stairs storage. Wood panel door leading through to the entrance hallway.

## W.C Cloakroom

3'02 x 4'11 (0.97m x 1.50m)

Smoothly plastered ceiling, smoothly plastered walls with vent extractor. Vinyl flooring. Wall mounted radiator, close coupled toilet. Wall mounted sink. Ceramic tiled splash backs.

## FIRST FLOOR

### First Floor Landing

7'04 x 13'01 (2.24m x 3.99m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from ground floor. A further fitted carpet staircase rising to the second floor. Wood panels doors leading to living room and master bedroom.

## Master Bedroom

9'05 x 12'11 (2.87m x 3.94m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Wood panel door leading to a ensuite shower room. Further wood panel door leading through to the first floor landing.

## En-suite

4'07 x 6'07 (1.40m x 2.01m)

Smoothly plastered ceiling with inset light, smoothly plastered walls with vent extractor. Vinyl flooring. Wall mounted radiator. Shower with thermostatically controlled shower overhead. Pedestal wash basin. Close coupled toilet. Ceramic tiled splash backs. Wood panelled door leading through to Master bedroom.

## Living Room

9'02 x 13'00 (2.79m x 3.96m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed box bay window to the front elevation. Wood panel door leading through to the first floor landing.

## SECOND FLOOR

### Second Floor Landing

7'01 x 9'09 (2.16m x 2.97m)

Smoothly plastered ceiling with loft access, smoothly plastered walls. Fitted carpet flooring. Fitted carpet staircase rising from the first floor. Wood panel doors leading to bedroom two and bedroom three. A further wood panelled door leading to a family bathroom. Access to storage.

## Bedroom Two

10'02 x 13'00 (3.10m x 3.96m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the front elevation. Wood panel door leading through to the second floor landing.

## Bedroom Three

7'00 x 13'00 (2.13m x 3.96m)

Smoothly plastered ceiling, smoothly plastered walls. Fitted carpet flooring. Wall mounted radiator. UPVC double glazed windows to the rear elevation. Wood panel door leading to the second floor landing.

## Family Bathroom

5'07 x 6'02 (1.70m x 1.88m)

Smoothly plastered ceiling with vent extractor. Smoothly plastered walls. Vinyl flooring. Wall mounted radiator. Ceramic tiled splashback's. Bath, pedestal wash hand basin, close coupled toilet. Wood panelled door leading to second floor landing.

## REAR

Enclosed rear garden with side access to front. Paved pathway. Laid to lawn. Space for shed. UPVC double glazed French doors leading to kitchen / dining room.

## COUNCIL TAX

Council tax band

## 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.

## MORTGAGE ADVICE

Choosing a mortgage will be one of the largest financial decisions you will make. To assist you with this process we have an independent mortgage specialist at our sales office in Barry. If you should choose to use these services they will be completely confidential and without obligation.

## PHOTOGRAPH DISCLAIMER

Any photographs used are subject to the same requirements of not being misleading or ambiguous. They must reflect as far as practicable the accurate condition/presentation of the property.

## PROCEEDS OF CRIME ACT 2002

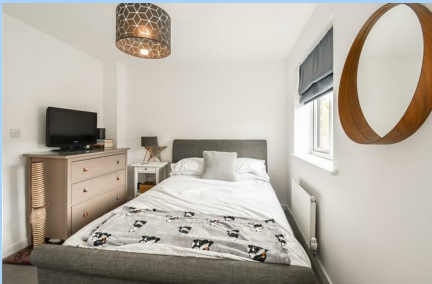
Nina Estate Agents & Lettings Ltd are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

## TENURE

We have been advised that the property is Freehold. You are advised to check these details with your solicitor as part of the conveyancing process.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 95        |
| (81-91) B                                   |  | 85                      |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |



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