



11 Clive Road, Barry CF62 5XA £1,150 Per Month

3 BEDS | 1 BATH | 2 RECEPT | EPC RATING

Available mid - October - A well presented mid terraced dwelling with fabulous views over Barry Waterfront and situated in walking distance to shops, schools, local beaches and Barry Island train station with regular services to Cardiff. Briefly comprising, entrance hallway, living room to front with Waterfront views, dining room opening into fitted kitchen and a bath room. To the first floor, three bedrooms with a continuation of views. To the front a raised fore courted area. To the rear, an enclosed patio area with a rockery and flowerbeds. Gated access to rear lane. Benefiting from gas central heating via a combination boiler, UPVC double glazing throughout.

EPC - To be confirmed

Minimum affordability 34,500PA, Deposit £1326.00, Holding fee £265.00

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.

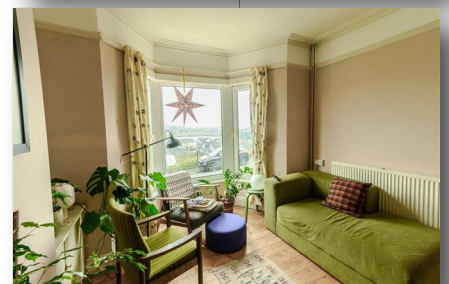
(2) These particulars do not constitute part or all of an offer or contract.

(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	



www.ninaestateagents.co.uk



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