

48 Churchfields

Barry, The Vale of Glamorgan, CF63 1FQ



A two bedroom, semi-detached house situated at the head of the cul-de-sac in a peaceful yet convenient location. The property comprises to the ground floor, kitchen, toilet, lounge and conservatory. To the first floor there are two bedrooms and a shower room. Externally, there is a low maintenance rear garden and a lawned area to the front. Two allocated parking spaces. EPC: C.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

Monthly Rental Of £1,050

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
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Ground Floor

Entrance Hall

Entered via a part glazed composite door. Hallway leading into the kitchen, lounge and access to the downstairs WC. Built in storage cupboard. Power point. Gas central heating radiator. Vinyl flooring.

WC

Toilet and sink. Extractor fan. Fitted electric heater. Vinyl flooring.

Kitchen 8' 9" x 6' 6" (2.67m x 1.99m)

A range of wall and base units. Fridge / Freezer. Washer / Dryer. Four burner electric hob, with electric oven below and extractor above. Sink unit. Laminate worktop, with marble effect. Power points. uPVC double glazed window overlooking the front garden with fitted venetian blinds. Part tiled walls. Vinyl flooring.

Lounge 15' 1" max x 12' 7" max (4.61m max x 3.83m max)

Fitted electric fire with built in lights. Two uPVC double glazed windows, with fitted venetian blinds. Stairs leading to the first floor. Power points. Gas central heating radiator. Fitted carpet.

Conservatory 10' 6" max x 11' 2" max (3.20m max x 3.41m max)

A useful additional space, currently set up as a dining room but could be used as another reception room. uPVC double glazed windows looking out to the rear garden with fitted roller blinds. uPVC double glazed French doors providing access out to the rear garden. Power points. Vinyl flooring. Gas central heating radiator.

First floor

Landing

Fitted carpet. Access hatch to the loft (the loft is partially boarded).

Bedroom 1 10' 8" x 8' 1" (3.26m x 2.47m)

Two uPVC double glazed windows to the front with fitted venetian blinds. Fitted wardrobes. Power points. Fitted carpet.

Bedroom 2 12' 6" max x 7' 6" max (3.82m max x 2.29m max)

Two uPVC double glazed windows with fitted venetian blinds, overlooking the rear garden. Fitted wardrobe. Power points. Fitted shelving and carpet.

Shower Room

A double shower cubicle with fitted electric shower and glass screen / sliding door. Toilet and sink unit. Fitted cupboard with shelving housing the gas central heating boiler. uPVC double glazed window with fitted venetian blind. Extractor fan. Fully tiled walls and floors.

Outside

Front

Paved patio leading to the front door, with area laid to lawn. Flower bed with mature shrubs and a gate leading to the side of the property. Water tap. There is a built in external cupboard adjacent the front door which currently houses a tumble dryer with power points and a fitted light.

Rear Garden

A north / east facing low maintenance rear garden laid to paviours. External power points. Steps leading down to further paved area. Side access with gate to the front of the property.

Additional Information

Affordability

Applicants must be able to prove total gross income of £34,650 per annum in order to successfully pass the application process.

Availability and Furnishing Status

The property is available immediately pending the successful completion of the application process, on a furnished or unfurnished basis, the landlord can be flexible on the furnishings. The TV in the lounge and the soundbar are not included in the rental.

Council Tax Band

The Council Tax Band for the property is Band C, which equates to £1,988.85 for the year 2026 / 2027.

Approximate Gross Internal Area

516 sq ft / 47.9 sq m.

Utilities

The property is connected to mains gas, electricity, water (water meter) and sewerage services and has gas central heating.

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

Declaration

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the rental of this property. The landlord is a member of staff within David Baker & Company.

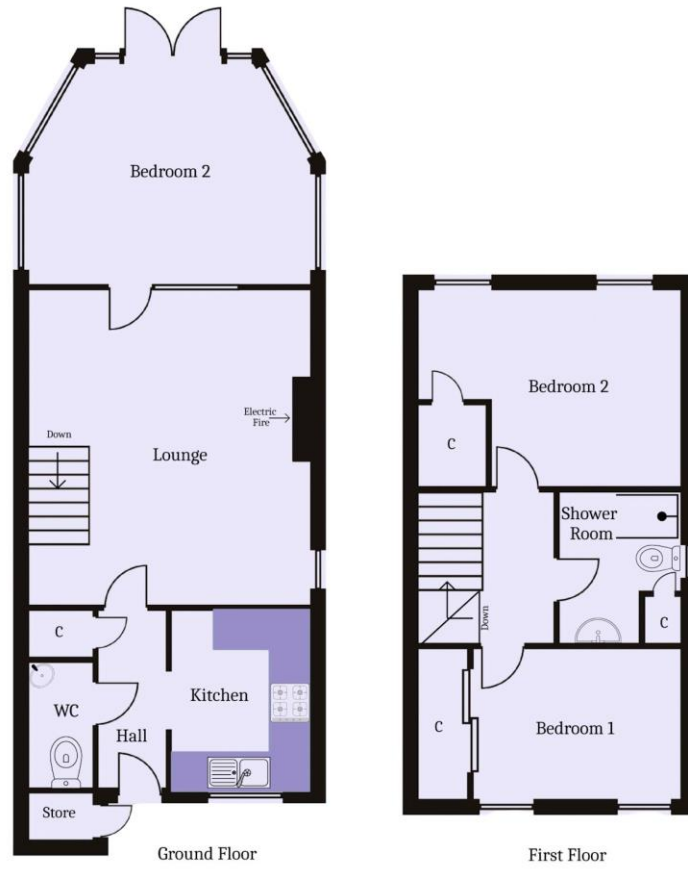
Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Floor Plan



For illustrative purposes
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