



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



12 Bastian Close, Barry CF63 1FU £875 Per Month

2 BEDS | 1 BATH | 1 RECEPT | EPC RATING D

End of terrace dwelling placed in close proximity to shops, schools and public transport. Briefly comprising, living room, modern fitted kitchen. To the first floor, two bedrooms and a family bathroom. To the front, a low maintenance garden and ample parking. To the rear, an enclosed garden with level area and steps ascending to a lawned area. Benefiting from UPVC double glazing and gas central heating via combination boiler

Minimum affordability £26,250 pa. Deposit £1009.00, Holding fee £201.00. Council tax band - B, EPC - C

- 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

Steps ascending to the UPVC front door. Astro turf and chippings. Pathway to the side of the property.

Living Room

16'0" max x 12'0" max (4.88m max x 3.66m max)

Smoothly plastered ceiling. Coving. Papered walls. Laminate flooring UPVC double glazed window to the front. Two radiators. Stairs rising to the first floor. Door leading into kitchen.

Kitchen

11'10" max x 7'3" max (3.61m max x 2.21m max)

Textured ceiling. Smoothly plastered walls. Tiled to splash back areas. UPVC double glazed window to the garden UPVC double glazed door giving access to the garden. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven, electric hob, space for washing machine and fridge freezer. Two bowl stainless steel sinks. Radiator. Wall mounted combination boiler.

FIRST FLOOR

Landing

Textured ceiling. Attic hatch. Smoothly plastered walls. Fitted carpet. Doors to two bedrooms and family bathroom.

Bedroom 1

11'10" max x 7'11" max (3.61m max x 2.41m max)

Textured ceiling. Papered walls. Fitted carpet. UPVC double glazed window to the front. Radiator. Two built in cupboards.

Bedroom 2

11'11" max x 5'8" max (3.63m max x 1.73m max)

Textured ceiling. Smoothly plastered walls. Fitted carpet. UPVC double glazed window to the rear. Radiator. Two built in cupboards.

Bathroom

6'6" max x 5'7" max (1.98m max x 1.70m max)

Smoothly plastered spotlighted ceiling. Smoothly plastered walls. Vinyl flooring UPVC double glazed opaque glass window to the side. Close coupled cistern WC. Pedestal wash hand basin. Bath with electric shower over. Chrome towel rail radiator.

REAR

Rear garden with Astro turf patio area. Steps ascending to laid lawn. Enclosed boundary. Garden shed.

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.

COUNCIL TAX

Council tax band

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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.

PROCEEDS OF CRIME ACT 2002

Nina Estate Agents 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 . You are advised to check these details with your solicitor as part of the conveyancing process.

