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## 36 Fryatt Street, Barry CF63 4JU £895 Per Month

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

An well presented two bedroom mid terraced, traditional property ideally positioned in the Town Centre location of Barry. A few minutes walk to Barry Dock train station and all amenities.

The property briefly comprises, entrance hallway, living room, dining room with stairs rising to first floor and a fitted kitchen. To the first floor, two double bedrooms and a spacious family bathroom.

Benefiting from gas central heating and UPVC double glazing throughout. To the front, flush fronted to the pavement. To the rear, an enclosed garden, patio and laid to lawn with a raised decked sun terrace.

Minimum affordability £26,850 PA, Holding fee £206.00, Deposit £1032.00  
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

Flush fronted to the pavement. Enter property via UPVC double glazed opaque glass front door. Skylight.

## Entrance Hallway

9'02" x 3'03" (2.79m x 0.99m)

## Living Room

10'8" max x 9'0" max (3.25m max x 2.74m max )

## Dining Room

13'02 max x 13'10" max (4.01m max x 4.22m max )

## Kitchen

8'08" max x 7'08" max (2.64m max x 2.34m max )

## First Floor Landing

13'06 x 2'09 (4.11m x 0.84m)

Textured ceiling. Papered walls. Radiator. Fitted carpet. Doors to two bedrooms and family bathroom.

## Bedroom One

14'06" max x 14'04 max (4.42m max x 4.37m max)

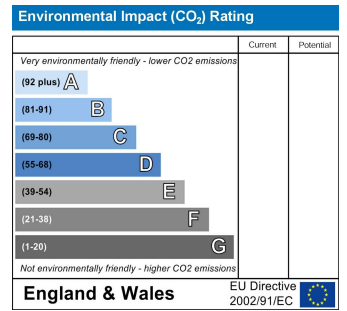
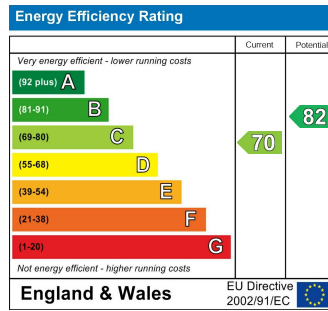
## Bedroom Two

11'04" max x 10'10" max (3.45m max x 3.30m max )

## Family Bathroom

8'08" max x 7'09" max (2.64m max x 2.36m max)

## REAR



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