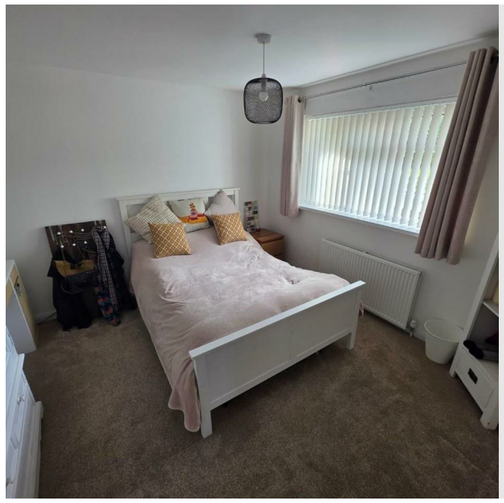
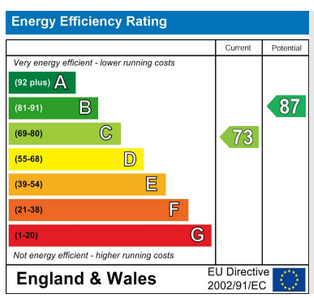


4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm



SHEPHERD SHARPE



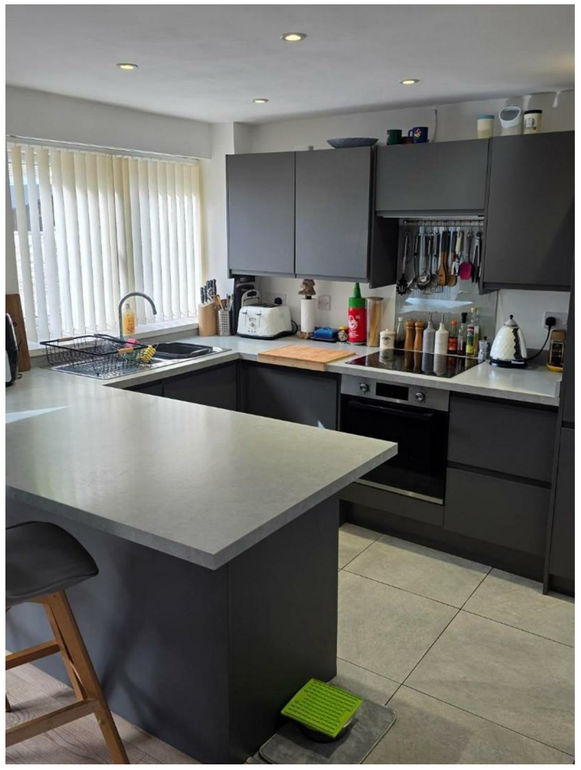
17 Solent Road

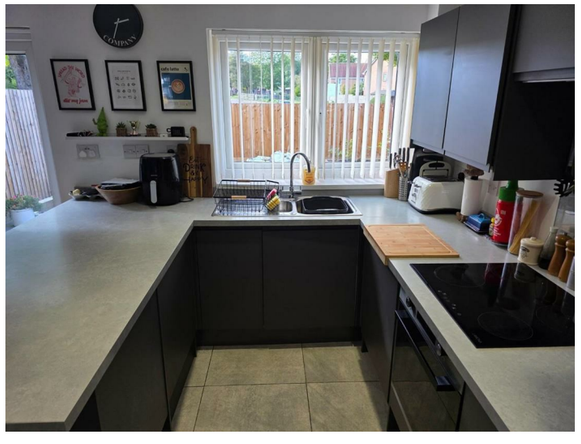
Barry CF63 2AB

£1,400

A stylish and modern three bedroom semi detached house with South facing rear garden located in a popular area of Barry. Property comprises entrance hall, living room, kitchen/diner to ground floor. Three bedrooms and shower room to first floor. Large rear garden, front garden, driveway with off road parking. Part Furnished. Available early November.







Entrance hall
under stair storage cupboard, wood effect flooring.

Living Room
10'7" x 13'1" (3.23 x 4.00)
Spacious living room. large window to front, wood effect flooring.

Kitchen/Dining Room
10'11" x 17'2" (3.34 x 5.24)
Modern kitchen, Matt grey units with contrasting stone effect worktops, electric hob with overhead cooker hood, oven, integrated washing machine, fridge and freezer. Plenty of storage space, breakfast bar with stools, tiled floor.

Dining area with space for table and chairs. patio doors leading to garden, wood effect flooring.

Stairs to Landing
Carpet, airing cupboard, doors to first floor rooms.

Shower Room
6'2" x 6'3" (1.88 x 1.93)
Tiled bathroom, walk in shower, vanity unit with sink and w/c, frosted window to rear.

Bedroom 2
11'3" x 10'6" (3.43 x 3.22)
Spacious double bedroom, wardrobe, desk, double bed, bedside tables, radiator, window to rear, curtains and blinds, carpet.

Bedroom 1
10'0" x 12'5" (3.07 x 3.79)
Large double bedroom, chest of draws, bedside tables, double bed, window to front, blinds and curtains, carpet.

Bedroom 3
2.01 x 2.88
Single room, two large wardrobes, storage cupboard, window to front, blinds.

Rear Garden
South facing spacious rear garden, Patio with seating area, planters, water feed, side access.

Front Garden
Pretty lawned front garden with pathway to house

Driveway
Driveway with parking for up to three cars.

Postcode
CF63 2AB

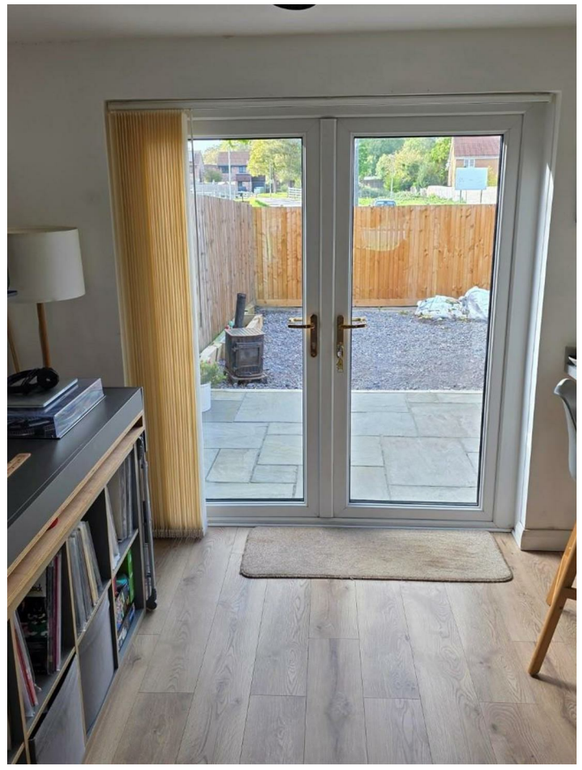
Council Tax
Band C £1,988.85 (26/27)

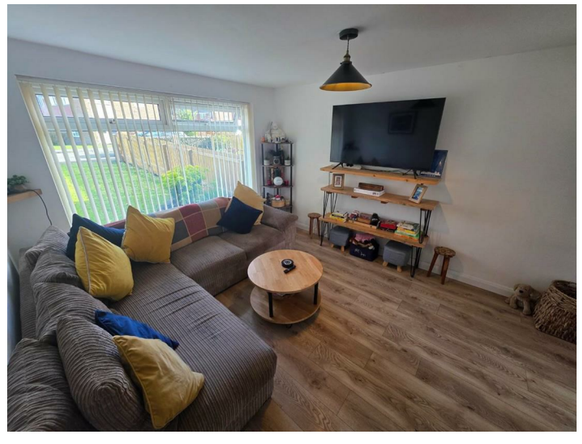
Securit Deposit
£1,400

Holding Deposit

17 Solent Road







A holding fee of one weeks' rent will be payable to secure the dwelling. This will be deducted from the final balance payable upon moving into the dwelling, subject to a successful application. Shepherd Sharpe reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the dwelling or failed to take reasonable steps to enter into the Standard Occupation Contract.