

## **Fairford street**



### **Fairford Street**

**A well presented 2 bedroom terraced House situated within a popular area of Barry.  
The property has recently been refurbished and an internal viewing is highly recommended.**

#### **FEATURES INCLUDE**

- \*Utility Room**
- \*22ft Living/Dining Room**
- \*Fitted Kitchen**
- \*Two Bedrooms**
- \*Large Family Bathroom**
- \*Gas Central Heating**
- \*Double glazing**
- \*Rear Garden**
- \*Near to Shops and Public Transport**

**UNFURNISHED- AVAILABLE NOW AT A RENTAL OF £500 PCM**

**SECURITY DEPOSIT – £0 - £500 (Please Call for details)**

### **Front door opening into :-**

**Entrance Hallway** leading to stairs to the First Floor and to Living Room/Dining Room

**Living Room / Dining Room** - 22'x10'3 (6.71mx3.12m)

Spacious Living Area with Double Glazed window to front and Double Glazed Door to Rear providing access to garden. Two wall Mounted Radiators insitu. Fitted carpet and Door leading to:-

**Kitchen** - 11'6x8'9 (3.51mx2.67m)

A Full Range of Modern base and wall units with laminated work surfaces incorporating a stainless steel sink and drainer. Wall Mounted gas combination central heating boiler providing instant hot water. A wall mounted Radiator and useful Under stairs Storage Cupboard. Double Glazed Side View Window, Vinyl Flooring and glazed door leading to:-

**Breakfast/Utility Room** - 9'3x6'9 (2.82mx2.06m)

A great extra room to rear of property with two double glazed windows, radiator and Vinyl Flooring. A part glazed door leading to Rear Garden.

### **To The Rear:-**

Enclosed garden, Low Maintenance with Timber Garden Shed

### **Stairs to first floor :**

**Landing** - leading to bedrooms and bathroom, loft access hatch, smoke alarm, Fitted Carpet

**Bedroom One** - 14'9x10'3 (4.50mx3.12m) Main double bedroom with Two Double Glazed Windows to front. Radiator and Fitted Carpet.

**Bedroom Two** 10'9x9'3 (3.28mx2.82m) Second double bedroom, with Double Glazed window to rear, Radiator and Fitted Carpet.

**Bathroom** - Spacious bathroom with fitted white suite comprising bath with mixer taps low level close coupled WC and pedestal wash hand basin. Walls part tiled. Immaculate condition, Radiator and Vinyl Flooring.

**Viewings** by prior appointment with **Just4Let** on **0845 257 43 44** (open 7 days a week. 24hr answer phone.)

**Availability** available unfurnished, mid July for 6mths renewable at a rental of **£500pcm**.

These particulars are intended to give a fair description of the property, but are given for guidance only and their accuracy is not guaranteed nor do they form part of a contract. All prospective tenants to satisfy themselves as to their accuracy and correctness.

