



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



31 Marine Drive, Barry CF62 6QP £2,500 PCM

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

Located in one of Barry's most coveted areas, this delightful property is soon to be available for rent. With only one previous owner, it awaits a loving family to cherish and make it their own.

The spacious living areas include an inviting entrance porch leading into a through living/dining room, a cozy sitting room, and a generously sized modern kitchen/diner. A ground floor shower WC and utility room.

Upstairs, four bedrooms offer ample space for a growing family, alongside a well-appointed family bathroom.

The property's standout feature is its breathtaking panoramic views of the sea and The Knap beach. Parking is never an issue with ample space and a double garage, while the rear garden, level and generously sized, is adorned with shrubs and flower beds, perfect for outdoor enjoyment.

Modern comforts include gas central heating powered by a recently installed combination boiler and UPVC double glazing throughout.

Don't miss the chance to make this property your home. Register your interest today by calling 01446 736888 (option 2 for lettings) or emailing us at lettings@ninaestateagents.co.uk. EPC rating to be advised.

Minimum affordability £75,000, Deposit £2884, Holding fee £576



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | 80 |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



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