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## 41 Dock View Road, Barry CF63 4AE £800 Per Month

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

This second floor flat comprises of a communal hallway, lounge, kitchen with oven, space for fridge/freezer. One double bedroom and one single bedroom, bathroom shower cubicle. Electric heating throughout, communal laundry room on ground floor.

Minimum affordability £24,000 pa, Deposit £920.00, Holding fee £184.00. Council tax band - B, EPC - E

- 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. Wooden door giving access to building.

## COMMUNAL ENTRANCE

Smoothly plastered walls. Fitted carpet. Communal entrance with stairs rising to the second floor.

## ENTRANCE HALLWAY

Smoothly plastered ceilings. Three Velux windows. Smoothly plastered walls. Electric radiator. Fitted carpet. Doors to kitchen/breakfast room, living room, bedroom and shower room.

## LIVING ROOM

11'11" max x 11'08" max (3.63m max x 3.56m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Windows. Electric radiator.

## BEDROOM ONE

11'07" max x 8'09" max (3.53m max x 2.67m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Windows. Electric radiator.

## BEDROOM TWO

11'05" max x 11'03" max (3.48m max x 3.43m max)

Smoothly plastered ceiling. Smoothly plastered walls. Fitted carpet. Windows. Electric radiator.

## KITCHEN/DINING

11'0" max x 10'10" max (3.35m max x 3.30m max)

Smoothly plastered ceiling. Velux window. Opaque glass window. Smoothly plastered walls. Sink with splash-back. Double glazed window. Vinyl flooring. Fitted kitchen comprising of eye level and base units with drawers and work surfaces over. Integrated electric oven and electric hob with extractor over. Storage cupboard. Space for fridge freezer. Washing facilities are situated in a communal laundry room.

## SHOWER ROOM

10'10" max x 3'10" max (3.30m max x 1.17m max)

Smoothly plastered ceiling. Smoothly plastered walls. Vinyl flooring. Opaque glass window. Close coupled cistern WC. Pedestal wash-hand basin. Free-standing shower cubicle with mains pressure shower and aqua panels to walls.

## COUNCIL TAX

Council tax band B.

## 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 details of location are approximate only. 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.

## 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 LEASEHOLD. You are advised to check these details with your solicitor as part of the conveyancing process.

