



## 74 Heol Ty Draw, Barry CF62 5DU

### £1,500 Per Month

4 BEDS | 2 BATH | 1 RECEPT | EPC RATING

Beautiful townhouse located at the Waterfront development, semi detached four bedroom property, outstanding sea views, ground floor kitchen/dining room with integrated oven & hob, space for washing machine, dryer, french doors leading to balcony, downstairs w/c, first floor lounge with french doors leading to balcony, sea views, family bathroom with overhead shower, bedroom with fitted wardrobe, second floor master bedroom with en-suite and fitted wardrobe, two single bedrooms both with sea views, one bedroom with fitted wardrobe, driveway, garage, no pets, no smokers, EPC- B

Minimum affordability £45,000 pa, Deposit £1730.00, Holding fee £346.00. Council tax band - B, EPC - D

- 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.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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