

# The Overview

Property Name:  
*Kingsland Crescent, Barry*

Price:  
*£1,400 Per Calendar Month*

Qualifier:  
*Per Calendar Month*

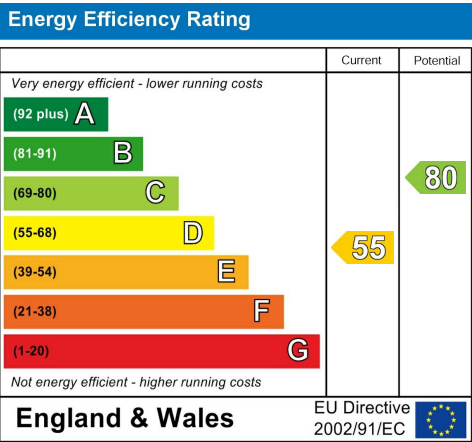
 **4**

 **1**

 **3**

 **D**

# The EPC



# The Bullet Points

- Four spacious bedrooms
  - Modern fitted kitchen
  - Family shower room
  - Low-maintenance rear garden
  - Gated front garden
- Three separate reception rooms
  - Utility/storage area
  - Neutral décor throughout
  - Off-road parking within rear garden
  - Sought-after Barry location

Household Income to be considered for referencing: £42,000+

Kingsland Crescent, Barry, CF63 4JS – Available to Let Now

This spacious four-bedroom end-terraced home is set back from the pavement, enjoying a gated front garden that provides privacy and kerb appeal. Upon entering through the front door into the welcoming entrance hall, you'll immediately appreciate the generous proportions of this property. The ground floor boasts three separate reception rooms, offering versatile living and dining options to suit a variety of lifestyles. The modern kitchen features neutral cupboards complemented by a wood-effect worktop, creating a fresh and functional cooking space. From the second reception room, you can access a functional storage/utility area, which also leads directly to the rear garden. The kitchen provides an additional access point to the outdoor space, enhancing the home's practicality.

Upstairs, you'll find four well-proportioned bedrooms, all decorated in a neutral style with wood-effect flooring and light-toned walls, making them ready for personal touches. The family shower room is fitted with light blue tiling and matching wood-effect flooring, offering a bright and clean finish.

The rear garden is designed for low maintenance, fully concreted to provide ample seating and relaxation areas. It also benefits from off-road parking, with gated access from the rear. This property offers both space and flexibility, making it an ideal choice for families or professionals looking for a comfortable home in a convenient Barry location.

### Additional Information

Household Income to be considered for referencing: £42,000+

Rent: £1,400 Per Month

Deposit: £1615.00 x5 Weeks

0% Deposit Option Available

Please note: Applicants must have no active CCJs or IVAs to meet referencing criteria. Unfortunately, applications that do not meet these standards may result in an unsuccessful reference check and forfeiture of the holding deposit.

Type of home: End of Terrace House

EPC: D

Council tax band: D

Borough: Vale of Glamorgan

### Local Area

Located in a well-established residential area of Barry, Kingsland Crescent benefits from a strong sense of community and is within easy reach of a variety of local amenities. Nearby, you'll find an excellent selection of shops, cafés, and supermarkets, along with parks and open green spaces ideal for leisure and relaxation. The area also offers a range of leisure facilities, restaurants, and local services, making it a convenient and enjoyable place to live.

### Schools

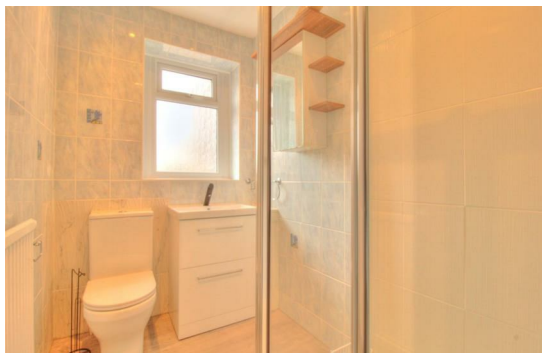
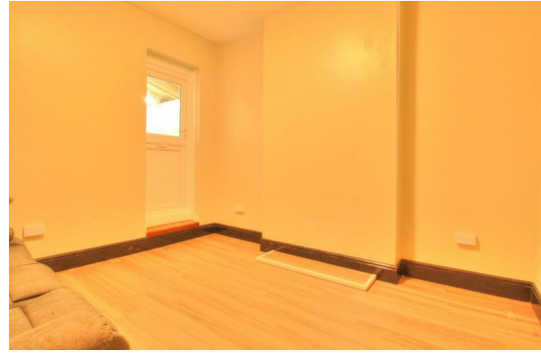
The area offers a good choice of both primary and secondary education options, with schools catering to a range of ages and needs. Many are within walking distance or a short drive, and are well-regarded for providing supportive learning environments. Families can also benefit from access to nurseries and early years facilities, adding to the appeal of the location for those with children.

### Local Transport

The property is well served by local transport links, making it easy to travel in and around Barry as well as to neighbouring towns and cities. Regular bus services operate throughout the area, and there are nearby train stations providing convenient rail connections. Road access is straightforward, with main routes close by for commuting or exploring the wider region.

# *The Photographs*

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.



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