

Property Name:  
*Merioneth Place, Barry*

Price:  
*£1,300 Per Calendar Month*

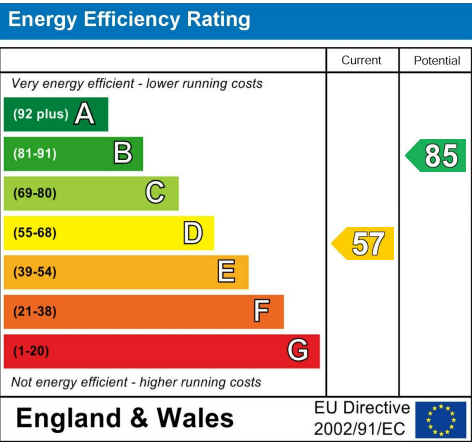
Qualifier:  
*Per Calendar Month*

 **3**

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 **D**



The Bullet Points

- Three-bedroom detached house
  - Modern kitchen with ample storage
  - Family bathroom with bath
  - Built-in wardrobes in bedrooms
  - Generous side garden with lawn
- Spacious open-plan living/dining
  - Ground floor bedroom
  - Two double bedrooms upstairs
  - Family shower room upstairs
  - Off-road parking available

# The Main Text

Merioneth Place, Barry, CF62 9AJ, is available to let. A well-presented three-bedroom detached home is set back from the pavement, offering privacy and a charming kerb appeal. Benefitting from a generous side garden, the property provides an inviting outdoor space perfect for family living or entertaining.

Upon entering, you are welcomed into a practical entrance porch leading through to the hallway. The ground floor features a spacious open-plan living and dining area, ideal for both relaxation and hosting guests. The kitchen is fitted with ample cupboard and worktop space, showcasing sleek white units paired with a contrasting dark grey work surface for a modern finish. Also on this level, you will find one of the three bedrooms and a family bathroom complete with bath, toilet, and washbasin.

Upstairs, there are two further generously sized bedrooms, both benefitting from built-in wardrobes to maximise storage. A second family shower room, fitted with a shower, toilet, and washbasin, completes the upper floor.

The property’s garden is located to the side of the house and offers ample space, including lawn and a patio seating area perfect for enjoying the outdoors.

### Additional Information

Household Income to be considered for referencing: £39,000+  
Rent: £1,300 Per Month  
Deposit: £1500 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: Detached House  
EPC: D

Council tax band: D  
Borough: Vale of Glamorgan

### Local Area

Located in a desirable residential area of Barry, Merioneth Place enjoys a peaceful setting while being within easy reach of a variety of local amenities. Residents can take advantage of nearby shops, supermarkets, and leisure facilities, as well as a choice of cafés, restaurants, and pubs offering both casual and fine dining options. The area also boasts beautiful coastal walks, green spaces, and parks, providing plenty of opportunities for outdoor activities and relaxation. With a welcoming community atmosphere and plenty to see and do, it’s an ideal location for those seeking a balanced lifestyle.

### Schools

The area surrounding Merioneth Place benefits from a good selection of schools catering for a range of ages, from early years through to secondary education. Many of these schools have strong reputations for academic achievement and offer a variety of extracurricular activities, providing opportunities for children to develop both academically and socially. Families in the area can enjoy the convenience of having quality education options within proximity, contributing to the property’s appeal as a family home.

### Local Transport

Merioneth Place is well-served by convenient transport links, making it easy to travel in and around Barry as well as to nearby towns and cities. Regular bus services operate within the area, providing reliable local connections, while train services offer direct routes to various destinations. Road links are also easily accessible, ensuring straightforward travel for both commuters and those looking to explore 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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