

**FOR SALE**

Offers in Excess of £179,950 Freehold



# 14 St Oswald's Road, Barry. CF63 2JW

- NO CHAIN
- PERIOD PROPERTY
- LARGE REAR GARDEN
- 2 DOUBLE BEDROOMS
- OPEN-PLAN LIVING AREA/KITCHEN

- ON-STREET PARKING
- NEARBY VICTORIA PARK
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



## PROPERTY DESCRIPTION

\*\*\* GUIDE PRICE £180,000 TO £185,000 \*\*\* NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - PERIOD PROPERTY - 2 DOUBLE BEDROOMS - ON-STREET PARKING - ENCLOSED FRONT YARD - LARGE REAR GARDEN - OPEN-PLAN LIVING AREA & KITCHEN - FAMILY BATHROOM - FREEHOLD MR HOMES are delighted to represent our client in bringing to market FOR SALE with NO ONGOING CHAIN this 2-bedroom period mid-terrace property located in the popular area of Cadoxton in Barry. The property comprises of enclosed front yard; entrance porch; entrance hallway; spacious sitting room leading into open-plan fitted kitchen; utility room; enclosed rear garden. To the first floor there are two double bedrooms and the family bathroom. In terms of location, Victoria Park is just a minute's walk from the front door. Cadoxton railway station is 0.3 mile away (approx. 7 minute walk through Victoria Park) with regular train services to Cardiff Central that will have you into the Welsh capital in approx. 20 minutes. The M4 Corridor is within easy reach providing access to a range of destinations in South Wales and beyond. Tenure: Freehold EPC Rating: D Council Tax Band: B Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage. FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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## ROOM DESCRIPTIONS

### Outside Front

Enclosed via low level wall; tiled flooring leading to front door; area for bin storage

### Entry Porch

Access via composite front door with obscured uPVC panels; original flooring; tiled walls; timber and glazed door leading to hallway

### Entrance Hallway

Laminate flooring; RCD Consumer Unit; electricity meter

### Living Area

Lamanite flooring; bay window to front with uPVC double glazed windows; log burner; ladder style radiator

### Kitchen

Lamanite flooring; feature fireplace; Island unit incorporating 4-ring electric hob; units incorporating Mid height oven. Electric hob. island unit. Wash hand basin with mixer tap and drainer. Built in fridge freezer. Tiling above worktop. Coving. Open plan to living room. uPVC double glazed window to rear.

### Utility Room

Lamanite Flooring. Tiling above work top. uPVC double glazed door to rear garden. uPVC double glazed window to rear. Stainless steel sink with mixer tap. Space and plumbing for washing machine.

### First Floor Landing

Fitted carpets. Doors to all bedrooms & bathroom. Access to loft hatch.

### Family Bathroom

Vinyl flooring. Freestanding bath with mixerctap. W.c. pedestal wash hand basin with mixer tap. Worcester Combi boiler. Ladder radiator. uPVC double glazed window.

### Bedroom 1

Fitted carpets. Double panel radiator. uPVC double glazed window to front x2.

### Bedroom 2

Fitted carpets. uPVC double glazed window to rear. Double panel radiator.

### Rear Garden

Steps lead down to garden area; outside storage space



## MATERIAL INFORMATION

**Council Tax:** Band B

N/A

**Parking Types:** None.

**Heating Sources:** Central. Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTP.

**Accessibility Types:** None.

**EPC Rating:** D (66)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

### Mobile Signal

4G great data and voice

### Construction Type

Floor: Suspended, no insulation (assumed)

Roof: Pitched, 200 mm loft insulation

Walls: Sandstone or limestone, as built, no insulation (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 94% of fixed outlets



