

FOR SALE

Guide Price £340,000 to £350,000 Freehold



Heol Gwendoline, Barry. CF62 5AN

- *** NO CHAIN***
- 5x BEDROOMS
- OPEN-PLAN -
KITCHEN/DINER/BREAKFAST/ SITTING
AREA
- FULLY MODERNISED
- uPVC D/G WIDOWS
- GAS C/H with COMBI-BOILER
- GREAT LOCATION
- CLOSE TO WATERFRONT
- ENCLOSED REAR GARDEN & DOUBLE
DRIVEWAY TO FRONT
- TENURE: FREEHOLD.



Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk



PROPERTY DESCRIPTION

*** NO CHAIN *** GUIDE PRICE: £340,000 to £350,000 *** Welcome to this stunning, fully modernised 5-bedroom townhouse perfectly positioned in a sought-after location close to the picturesque waterfront. Offering an exceptional blend of contemporary style and practical living, this spacious family home is presented to the market with ***NO CHAIN***, making it an ideal purchase for those looking to move quickly into a beautiful property. Set on a freehold tenure, this impressive residence combines comfort, convenience, and style in one fantastic package.

EPC Rating = C. - Council Tax Band = E.

uPVC D/G WINDOWS - GAS C/H Powered by a BAXI Megaflow 24 System ErP

FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway - 17' 7" x 7' 8" (5.36m x 2.34m)

Cloakroom/ Downstairs W.c - 5' 7" x 5' 6" (1.70m x 1.68m)

Living Room - 17' 7" x 7' 8" (5.36m x 2.34m)

Kitchen/Diner/Breakfast & Sitting Area - 18' 1" x 9' 10" (5.51m x 3.00m)

First Floor Landing

Bedroom 2 - 18' 3" x 7' 11" (5.56m x 2.41m)

Bedroom 3 - 11' 7" x 9' 11" (3.53m x 3.02m)

**Bedroom 5 -
7' 11" x 6' 7" (2.41m x 2.01m)**

**Family Bathroom (1st Floor)
- 6' 6" x 5' 7" (1.98m x 1.70m)**

Second Floor Landing

**Master Bedroom - 2nd Floor
- 18' 2" x 14' 11" (5.54m x 4.55m)**

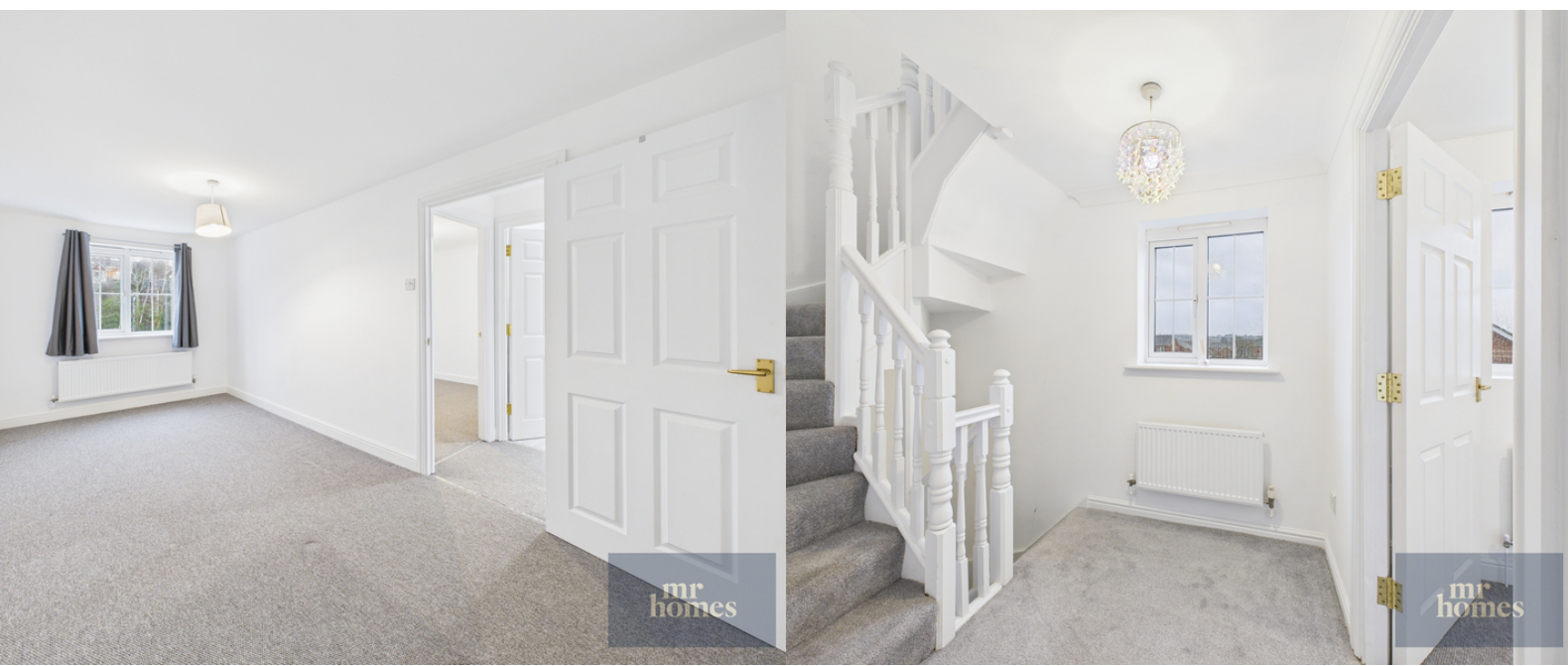
**En-Suite - 2nd Floor - 6' 6" x 5' 7" (1.98m x 1.70m)
6' 6" x 5' 7" (1.98m x 1.70m)**

Bedroom 4 - 2nd Floor - 10' 2" x 8' 0" (3.10m x 2.44m)

2nd Family Bathroom - 2nd Floor - 6' 6" x 5' 6" (1.98m x 1.68m)

Private Double Driveway - To Front

Rear Garden - Patio - Stone Chippings - Enclosed by Feather Edge Fencing with Lockable Gate to Rear



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Driveway. Off Street. Private.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: None.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

EPC Rating: C (77)

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

Mobile coverage

EE - Vodafone - Three - O2 -

Broadband

Basic - 15 Mbps

Superfast - 80 Mbps

Ultrafast -10000 Mbps

Satellite / Fibre TV Availability

BT

Sky



