

FOR SALE

Guide Price £180,000 to £190,000 Freehold



John Street, Barry, Vale of Glamorgan. CF63 2RA

- GUIDE PRICE: £180,000 to £190,000
- VERY WELL PRESENTED 3-BED FAMILY HOME
- IDEAL FOR FIRST TIME BUYERS
- IDEAL FOR INVESTOR/LANDLORDS
- OPEN-PLAN LIVING & DINING ROOM
- MODERN FITTED KITCHEN
- RE-FITTED & MODERN FAMILY BATHROOM SUITE
- 3x DOUBLE BEDROOMS
- LOW-MAINTENANCE & ENCLOSED REAR GARDEN
- uPVC D/G & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD.



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PROPERTY DESCRIPTION

*** Guide Price: £180,000 to £190,000 *** Welcome to this very well presented three-bedroom terraced house, an ideal purchase for first-time buyers and investors alike. Situated in a sought-after location, this charming family home offers a perfect blend of modern comfort and practical living, making it an excellent addition to your property portfolio or a wonderful place to call home.

The property features an Open-Plan and Bright Living/Dining Room, a Modern Fitted Kitchen, a 3-Piece White Matching Bathroom Suite which has been re-fitted. Staircase with Quality Carpet, leads to the 1st Floor Split-Level Landing, Bedroom 1 with 2x Front Facing Windows, Bedroom 2 & Bedroom 3. To the Rear is a Low-Maintenance & Enclosed Rear Garden. The Property further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.

EPC Rating = D.

Council Tax Band = B.



ROOM DESCRIPTIONS

Entrance Hall - 3' 0" x 3' 0" (0.91m x 0.91m)

Enter via uPVC Half-Glazed & Obscured D/g Door, Door to Living/Dining Room.

Living/Dining Room - 13' 5" x 21' 0" (4.09m x 6.40m)

Fitted Carpet, 2x uPVC D/g Windows to Front & Rear, Electric Feature Fireplace, Understair Storage Area, Staircase to the 1st Floor Landing and Door to the Kitchen.

Kitchen - 8' 3" x 8' 10" (2.51m x 2.69m)

Matching Wall & Base Units with Work Surfaces Over & Matching Splashbacks, Stainless Steel Sink & Drainer with Mixer Tap, uPVC D/g Window to Side, 4x Ring Electric Hob, Extractor Hood Over, Electric Oven, Plumbed for Washing Machine & Space for Tumble-Dryer. Door to Rear Lobby.

Rear Lobby - 2' 9" x 7' 7" (0.84m x 2.31m)

Worktop, Radiator, Door to Bathroom & uPVC Half-Glazed & Obscured D/g Door to Rear Garden.

Family Bathroom - Re-Fitted & Modern - 5' 3" x 7' 9" (1.60m x 2.36m)

Panel Bath with Chrome Mixer Tap, Mixer Shower Over, Dual Rainfall & Handheld Shower Heads, Glass Shower Screen, Pedestal Wash Hand Basin with Chrome Mixer Tap, Close-Coupled W.c, Radiator, Wall Mounted Electric Extractor Fan, 2x uPVC Obscured D/g Windows to Rear, Fully Tiled Walls.

Split-Level Landing

Fitted Carpet to Stairs & Landing, Hatch to Loft. Doors to Bedrooms 1, 2, & 3.

Bedroom 1 - 10' 2" x 13' 5" (3.10m x 4.09m)

Fitted Carpet, 2x uPVC D/g Windows to Front, Radiator.

Bedroom 2 - 8' 2" x 10' 8" (2.49m x 3.25m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Bedroom 3 - 8' 1" x 8' 11" (2.46m x 2.72m)

Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Airing Cupboard housing Combi-Boiler.

Rear Garden - Enclosed & Low-Maintenance

Astroturf & Raised Decking. Lockable Gate Accesses Rear Gated Lane

PLEASE NOTE

Under Section 21 of the Estate Agents Act 1979 we hereby declare a connected person of MR Homes Estate Agents Ltd has a personal interest in the sale of this property.



MATERIAL INFORMATION

Council Tax: Band B

N/A

Parking Types: On Street.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

EPC Rating: D (62)

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

Construction Type

Standard Brick Construction -

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