



Robins Lane, Barry. CF63

1QT

- STUNNING 3-BEDROOM FAMILY HOME (UPGRADED & MODERNISED THROUGHOUT)
- REAL OAK FLOORING
- RE-FITTED KITCHEN IN OAK with MARBLE WORKTOPS
- SEPARATE LIVING & DINING ROOMS
- MAIN BEDROOM with OPEN-PLAN EN-SUITE
- LARGE BAY WINDOW
- ORIGINAL FEATURE FIREPLACES
- ATTRACTIVE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



PROPERTY DESCRIPTION

*** Guide Price £240,000 to £250,000 *** MOVE STRAIGHT INTO THIS STUNNING 3-BEDROOM FAMILY HOME (UPGRADED & MODERNISED THROUGHOUT) LOCATED AT ROBINS LANE, BARRY - RE-FITTED KITCHEN IN OAK with MARBLE WORKTOPS - REAL OAK FLOORING - MAIN BEDROOM with OPEN-PLAN EN-SUITE - ORIGINAL FEATURE FIREPLACES & LARGE BAY WINDOW - SEPARATE LIVING & DINING ROOMS - ATTRACTIVE & ENCLOSED REAR GARDEN - TENURE: FREEHOLD. MR HOMES are pleased to Offer FOR SALE this Immaculate 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hallway, Living Room with Bay Window, Double Doors to the Dining Room, Re-Fitted Kitchen/Breakfast & Sitting Room, Staircase to the 1st Floor Landing, Bedroom 1 with Open-Plan 4-Piece bathroom Suite, Bedroom 2, Bedroom 3 & a Custom Built Modern Shower Room. The Front Garden has a Brick Boundary Wall to 1 Side and a Hedge Boundary to the Other Side. The Beautiful & Attractive Rear Garden is Enclosed. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler. 360 VR Tour Link > <https://tour.giraffe360.com/robinslane29ap> EPC Rating = C. Council Tax Band = C. Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage. *** Prime Location *** The property offers easy access to a number of local amenities, schools, parks and excellent transport links. To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team. FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

Entrance Hallway

Enter via Solid Wooden Door, Real Oak Flooring, Single Panel Radiator, Understair Storage Area, Wall Mounted RCD Consumer Unit & Thermostat, Plastered Walls & Ceiling.

Living Room with Bay Window

Real Oak Flooring, uPVC D/g Window to Front, Single Panel Radiator, Feature Fireplace, Plastered Walls & Ceiling, Double Doors to Dining Room.

Dining Room

Real Oak Flooring, uPVC D/g Patio Doors to Rear Garden, Single panel Radiator, Feature Fireplace, Plastered Walls & Ceiling.

Kitchen/Breakfast Room & Sitting Room - Re-Fitted

Large Tile Flooring, Matching Wall & Base Units with Oak Doors & Drawers, Marble Worktops Over & Matching Upstands, Space for Range Gas Cooker, Extractor Hood Over, Stainless Steel Sink & Quarter Bowl with Drainer Carved into Marble Worktop, Mixer Tap Over, uPVC D/g Window to Side, Integrated Neff Dishwasher, Neff Microwave, Wine Cooler, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, Wall Mounted Vertical Flat Bar Radiator, Plastered Walls & Ceiling, uPVC D/g Patio Doors to Rear Garden.

1st Floor Landing

Quality Fitted Carpet to Staircase & Landing, Plastered Walls & Ceiling, Hatch to Insulated Loft, Doors to Bedrooms 1, 2, 3 & Shower Room.

Bedroom 1 with Open-Plan En-Suite Bath & Shower Cubicle

Bedroom Section:- Laminate Flooring, 2x uPVC D/g Windows to Front, Wall Mounted Flat Bar Vertical Radiator with Inset Mirror, Plastered Walls & Ceiling. Bath & Shower Room Section:- Tiled Flooring, Freestanding Bath with Chrome Legs & Chrome Mixer Tap Over with Attached Showerhead, Walk-In-Shower Cubicle with Dual Rainfall & Handheld Showerheads Over, Ceiling Mounted Electric Extractor Fan, Circular Wash Hand Basin with Chrome Mixer Tap & Vanity Drawers, Close-Coupled W.c, Chrome Ladder Radiator, Walls Tiled Up to Half Height & Height of Shower Cubicle.

Bedroom 2

Laminate Flooring, 2x uPVC D/g Windows to Rear & Side, Single Panel Radiator, Plastered Walls & Ceiling, Hatch to Loft.

Bedroom 3

Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls & Ceiling.

Shower Room - Re-Fitted

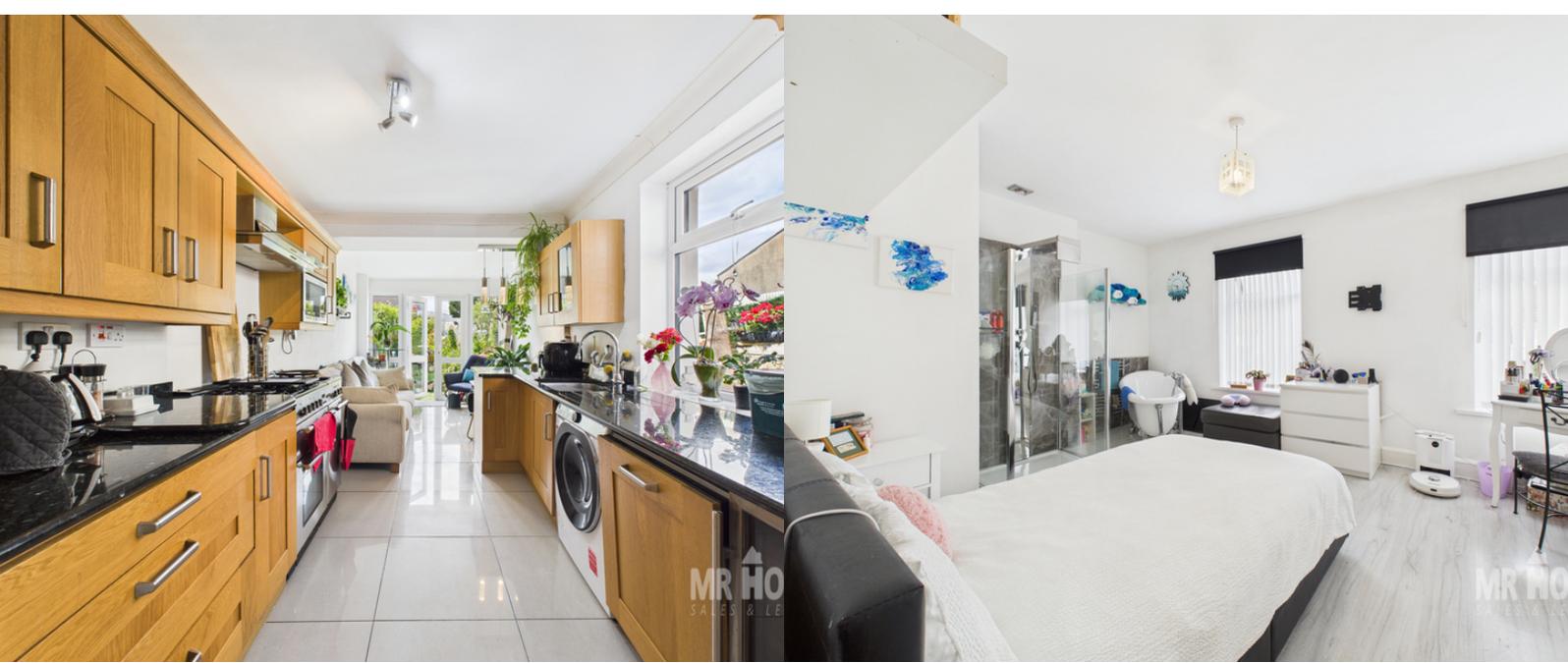
Tiled Flooring, Fully Tiled Walk-In-Shower Cubicle with Mixer Shower, Ceiling Mounted Electric Extractor Over, Circular Wash Hand Basin with Mixer Tap, Set in a Marble Top, Vanity Cupboard & Tiled Splashback, Close-Coupled W.c, Chrome Ladder/Towel Radiator, Plastered Walls & Ceiling.

Front Garden

Brick Wall & Hedge Border, Patio Slabs & Grass.

Attractive Rear Garden

A Range of Flowers, Plants, Shrubs, Astroturf & Laid Lawn with a Patio Pathway through the Centre. Shed to Rear of Garden will Stay. Outside Tap.



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: None.

Heating Sources: Double Glazing.
Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: C (72)

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

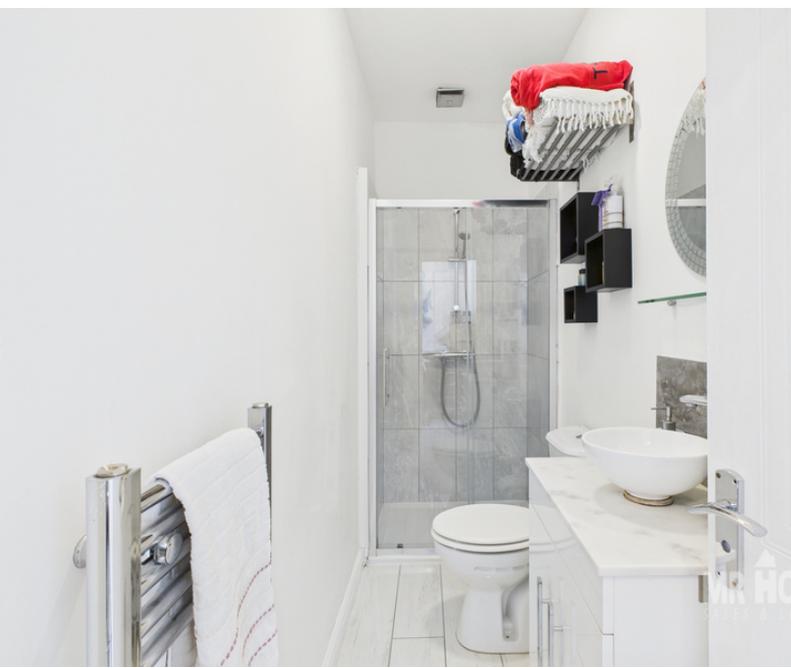
Floor: Solid, no insulation (assumed)

Roof: Pitched, 300 mm loft insulation

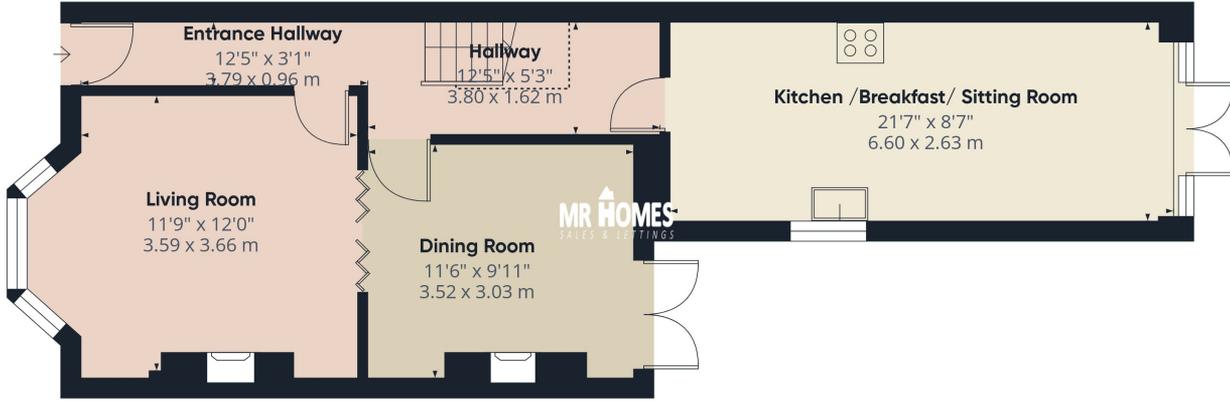
Walls: Granite or whinstone, as built, no insulation (assumed)

Windows: Fully double glazed

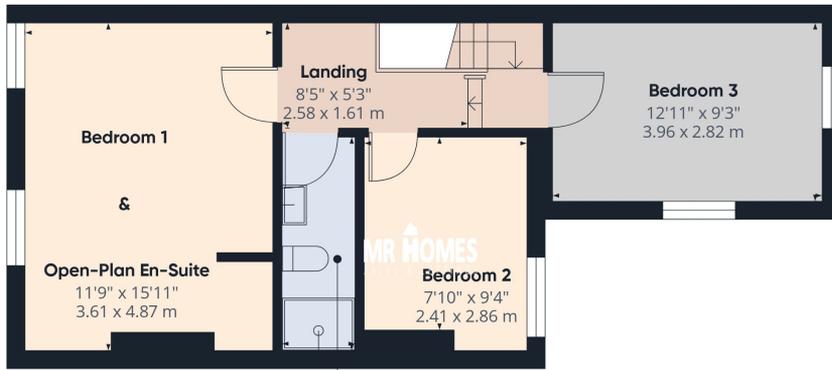
Lighting: Low energy lighting in all fixed outlets



FLOORPLAN & EPC



Ground Floor



1st Floor



Approximate total area^m
 1028 ft²
 95.6 m²

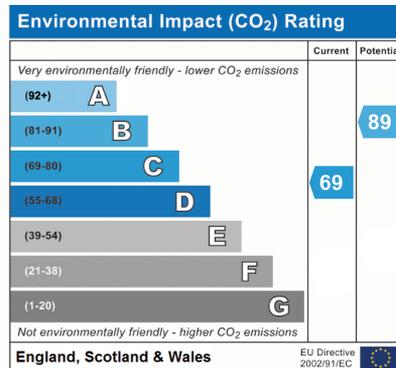
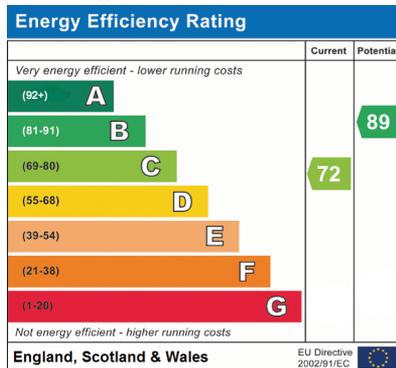
Reduced headroom
 13 ft²
 1.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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