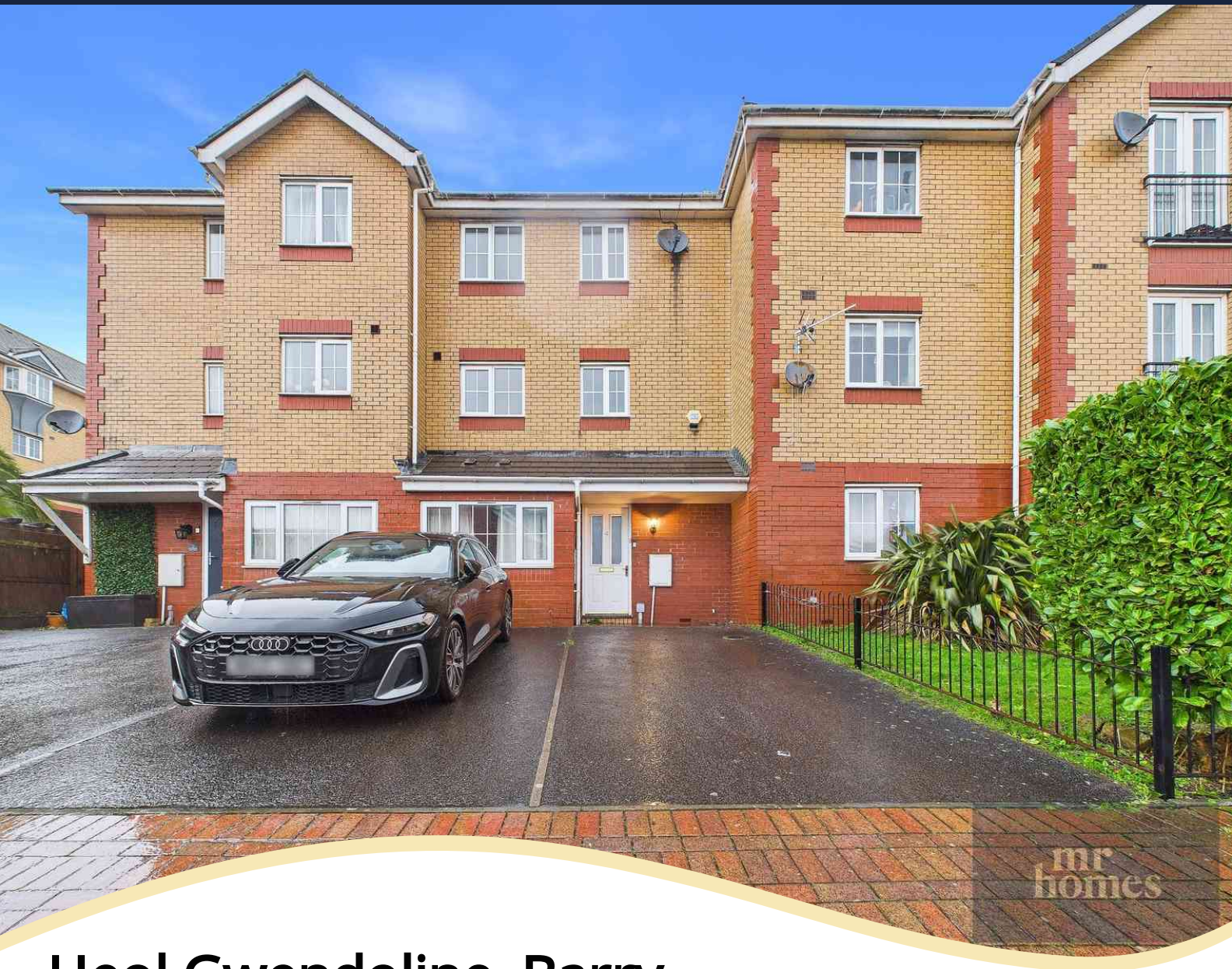


FOR SALE

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



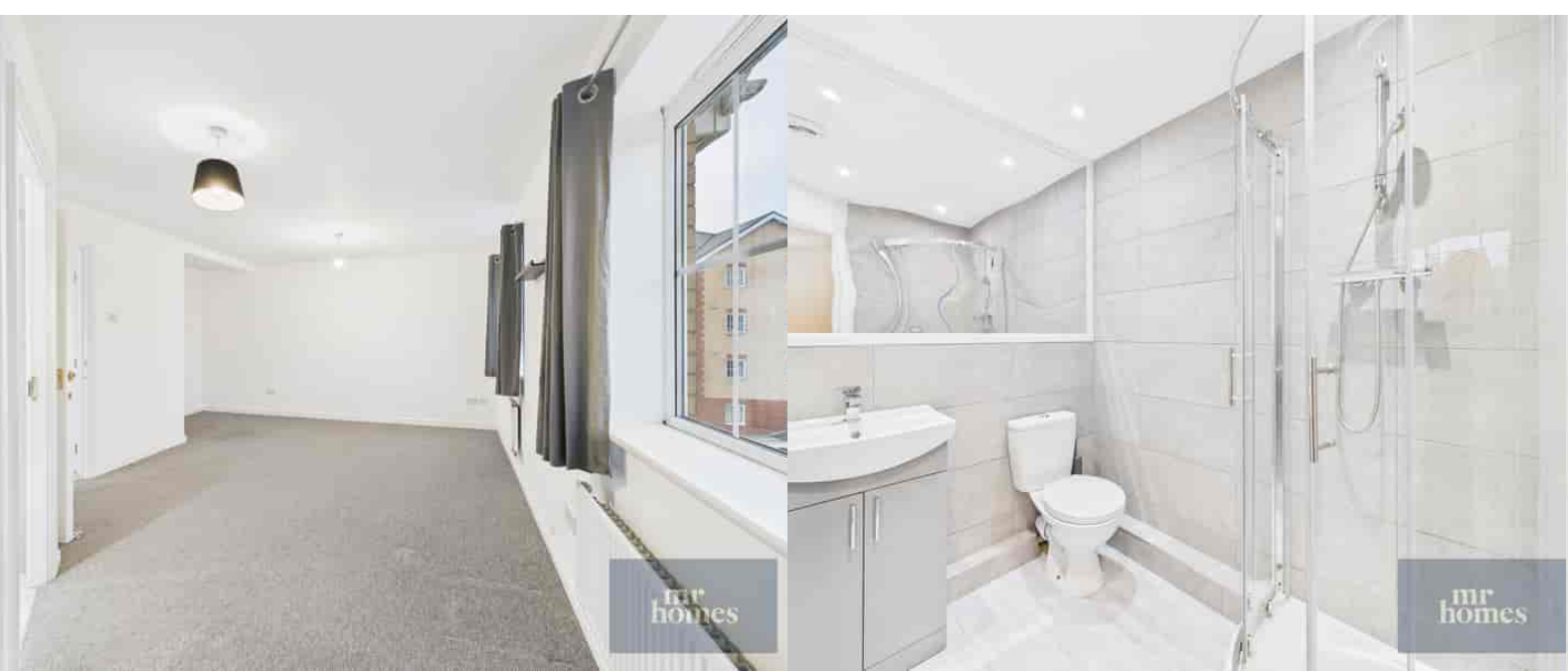
### PROPERTY DESCRIPTION

\*\*\* 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](http://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)**

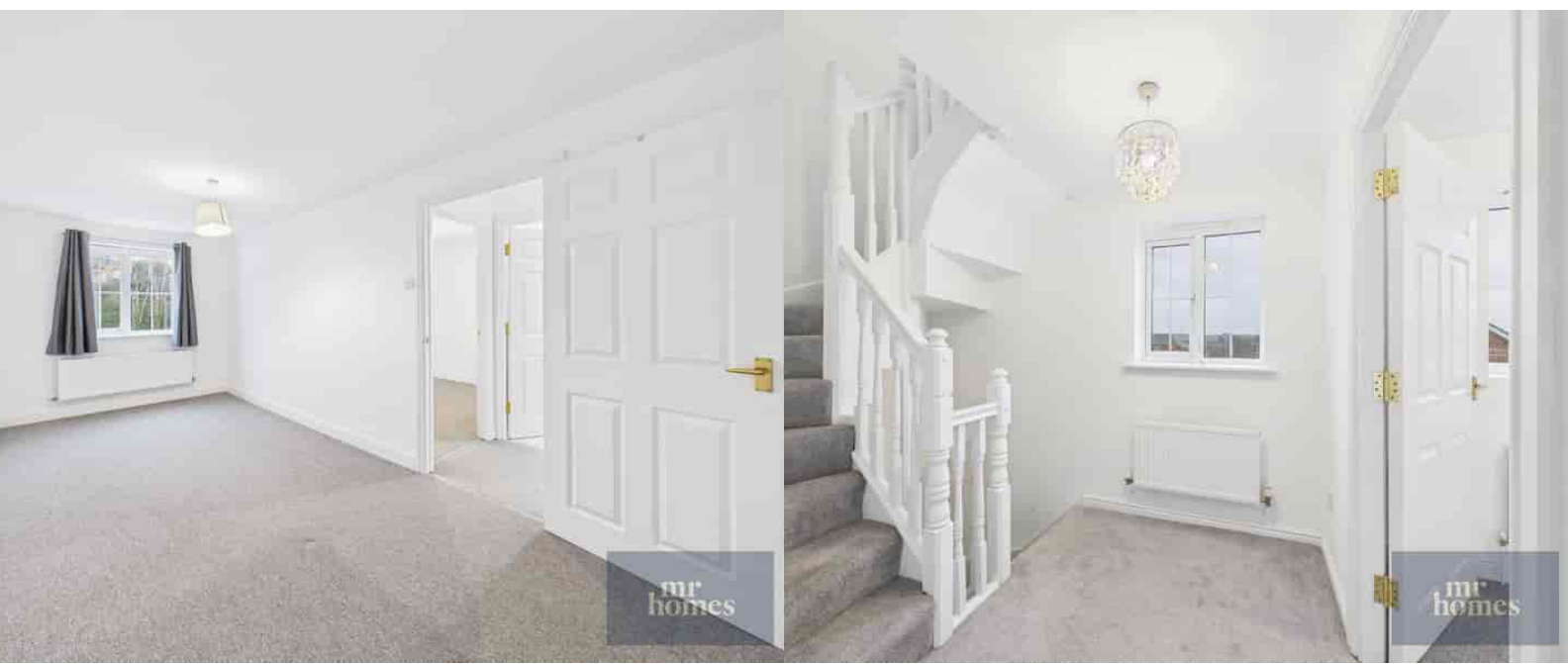
**En-Suite - 2nd Floor - 6' 6" x 5' 7" (1.98m x 1.70m)  
6' 6" x 5' 7" (1.98m x 1.70m)**

**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

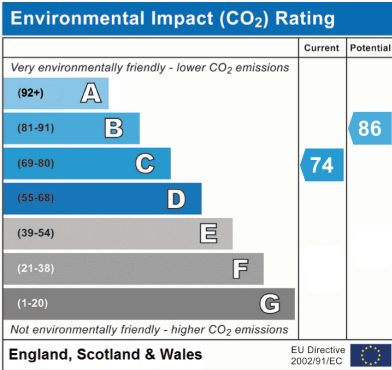
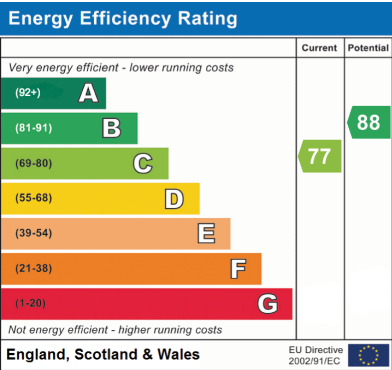
Satellite / Fibre TV Availability

BT

Sky



FLOORPLAN & EPC



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