



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

- 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.



## PROPERTY DESCRIPTION

\*\*\* Guide Price: £180,000 \*\*\* 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.



**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:** None.

**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

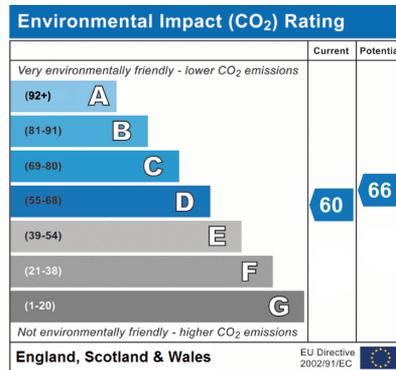
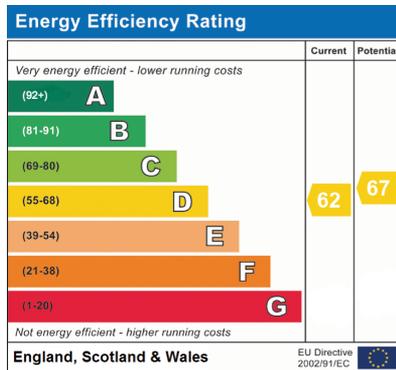
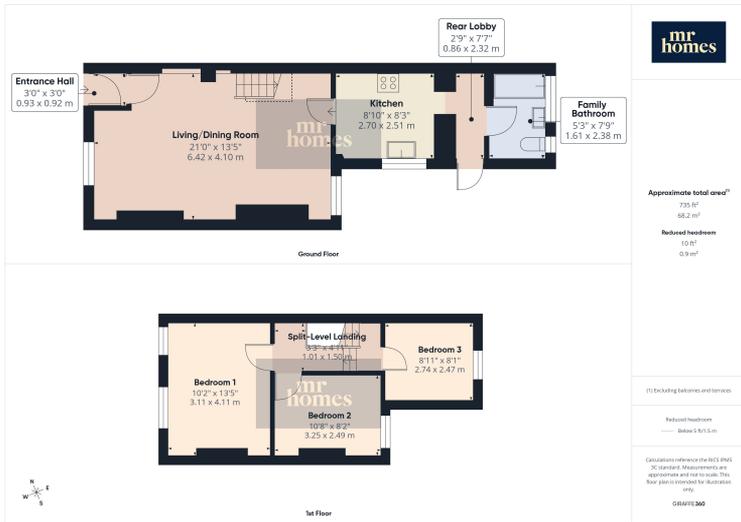
**Construction Type**

*Standard Brick Construction -*

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# FLOORPLAN & EPC



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