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MR HOMES
SALES & LETTINGS



Holton Road
Barry
CF63 4HX

Guide Price £185,000 to £195,000
Freehold

Holton Road, Barry, CF63 4HX

Overview

- CLOSE TO BARRY TOWN CENTRE
- CLOSE TO ALL TRANSPORT LINKS
- TWO BEDROOMS
- KITCHEN IN PROCESS OF BEING REFITTED
- FULLY ENCLOSED GARDEN
- GARAGE
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN OVERLOOKING GARDEN
- COUNCIL TAX = C
- EPC = D



WELL PRESENTED THROUGHOUT - TWO BEDROOMS - LIVING ROOM - KITCHEN - BATHROOM - FULLY ENCLOSED REAR GARDEN

MR Homes act as sole agent, for clients looking to sell this well presented Two-bedroom property with added benefit of a rear enclosed garden. Rare to come to the market, the accommodation briefly comprises of an open plan living/dining room, currently in the process of fitting a new kitchen, two bedrooms, bathroom & detached garage. The property is situated within walking distance of Barry town shopping centre, with its busy shops and banks. The local library and Leisure centre are within a short walk. Local parks and the beach are all close by and offer an outdoor living lifestyle. Good public transport links available by bus and train and easy access to the M4 Corridor. Numerous schools are within close walking distance.

EPC Rating = C Council Tax Band = B

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Front Garden

Concrete steps leading to house. Turfed front garden with side access.

Entrance

uPVC double glazed front door. Stairs leading to first floor. Double panel radiator. Consumer unit. Door leading to living room.

Living Room

Vinyl flooring. uPVC double glazed window to front. Coving. Wall mounted lights. Open to dining room.

Dining Room

Vinyl flooring. Double panel radiator. Coving. uPVC double glazed sliding doors to rear garden.

Kitchen

In process of being refitted.

Bathroom

Tiled walls. Bath with electric shower above. uPVC double glazed obscured window to rear. Double panel radiator. W.c. wash hand basin with vanity unit & mixer tap.

Bedroom 1

Vinyl flooring. 2x uPVC double glazed window to front. Single panel radiator.

Bedroom 2

Fitted carpets. Single panel radiator. uPVC double glazed window to rear. Cupboard housing Baxi Combi Boiler

Rear Garden

Enclosed via fencing. Garden on two tiers. Both levels with patio. Access to garage. Side access.





Hallway
3'0" x 4'6"
0.92 x 1.39 m

Kitchen
10'0" x 6'2"
3.06 x 1.88 m

Floor 0



Bedroom
9'3" x 13'11"
2.82 x 4.24 m

Bedroom Two
12'8" x 8'2"
3.88 x 2.50 m

Landing
6'2" x 5'6"
1.89 x 1.68 m

Bathroom
6'2" x 5'5"
1.88 x 1.68 m

Floor 1

Approximate total area⁽¹⁾

580.27 ft²

53.91 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

CARDIFF & VALE

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