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Homes House

253 Cowbridge Road West,

Cardiff, CF5 5TD

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www.mr-homes.co.uk

  
**MR HOMES**  
SALES & LETTINGS



Fairford Street,  
Barry,  
CF63 1BY

Guide Price £169,950 to £174,950  
Leasehold – 860 Years Remaining



# Fairford Street Barry, Barry, CF63 1BY

## Overview

- 3-BED END-OF-LINK FAMILY HOME
- OPEN-PLAN MODERN LIVING
- LOUNGE & DINING ROOM
- KITCHEN & EXTENDED UTILITY ROOM
- MODERN FAMILY BATHROOM SUITE
- ATTIC ROOM/ OFFICE
- SOUTH-WEST FACING REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- LEASEHOLD – 860 YEARS REMAINING  
£ZERO SERVICE or MAINTENANCE  
CHARGES (£4 GROUND RENT



**3-BED END-OF-LINK FAMILY HOME  
IDEAL FOR 1st TIME BUYERS  
OPEN-PLAN MODERN LIVING  
LOUNGE & DINING ROOM  
FITTED KITCHEN & EXTENDED UTILITY  
ROOM  
MODERN FAMILY BATHROOM SUITE 1st  
FLOOR LANDING  
&  
STAIRCASE TO ATTIC ROOM/OFFICE  
SOUTH-WEST FACING REAR GARDEN  
LEASEHOLD- 860 YEARS REMAINING  
£ZERO SERVICE or MAINTENANCE  
CHARGES – (£4 GROUND RENT  
ANNUALLY).**

**MR HOMES** are pleased to Offer  
**FOR SALE** this 3-Bedroom End-of Link  
family Home with an Attic Room/Office.  
The Property comprises in brief;  
Entrance Hallway, Living Room Open-  
Plan to the Dining Room, Kitchen, Utility  
Room, Family Bathroom, 1st Floor  
Landing, Bedrooms 1, 2, 3, Staircase to  
the Attic Room/Office. The Enclosed  
Rear Garden is Low-Maintenance &  
South-West Facing. The Property  
further benefits from uPVC Double  
Glazing Windows & Gas Central Heating  
Powered by a BAXI Combi-Boiler.

**EPC Rating = Awaiting Assessment..  
Council Tax Band = B.**

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

**FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...**



**Entrance Hallway**

10' 7" x 3' 0" (3.22m x 0.91m)

**Living Room - Open-Plan to the Dining Room**

10' 3" x 10' 0" (3.12m x 3.05m)

**Dining Room**

13' 2" x 10' 8" (4.01m x 3.25m)

**Kitchen**

11' 3" x 8' 5" (3.43m x 2.56m)

**Utility Room - Extension**

15' 10" x 3' 11" (4.82m x 1.19m)

**Rear lobby**

3' 0" x 2' 7" (0.91m x 0.79m)

**Storage Cupboard**

3' 1" x 3' 0" (0.94m x 0.91m)

**Family Bathroom**

6' 4" x 6' 1" (1.93m x 1.85m)

**1st Floor Landing**

8' 11" x 2' 8" (2.72m x 0.81m)

**Bedroom 1**

13' 2" x 10' 7" (4.01m x 3.22m)

**Bedroom 2**

10' 7" x 7' 11" (3.22m x 2.41m)

**Bedroom 3**

9' 8" x 8' 1" (2.94m x 2.46m)

**Attic Room/ Office - Reduced Headroom to Sides Due to Sloping Roof**

13' 0" x 11' 8" (3.96m x 3.55m)

**Rear Garden - Enclosed - SOUTH-WEST FACING**

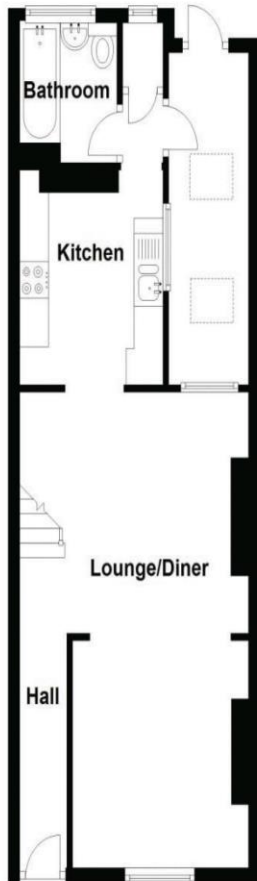




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

### Ground Floor

Approx. 45.5 sq. metres (490.1 sq. feet)



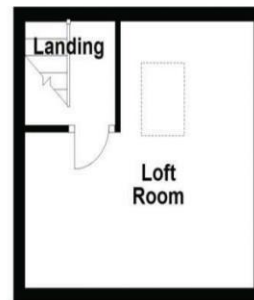
### First Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



### Second Floor

Approx. 14.5 sq. metres (156.5 sq. feet)



Total area: approx. 93.6 sq. metres (1007.9 sq. feet)

## CARDIFF & THE VALE

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