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www.mr-homes.co.uk


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SALES & LETTINGS



Ground Floor Flat, Main Street
Barry, Vale of Glamorgan,
CF63 2HN

Guide Price £130,000 to £140,000
Share of Freehold

Ground Floor Flat, Main Street, Barry, Vale of Glamorgan, CF63 2HN

Overview

- NO CHAIN!!!
- ATTENTION FIRST TIME BUYERS OR LANDLORDS
- NEW 999 LEASE
- MODERNISED THROUGHOUT TO A HIGH STANDARD
- BRAND NEW BATHROOM
- BRAND NEW KITCHEN
- COURTYARD GARDEN TO REAR
- TWO BEDROOMS
- BRAND NEW RADIATORS
- SHARE OF FREEHOLD



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NO CHAIN! A FULLY MODERNISED & REFURBISHED 2-BEDROOM GROUND FLOOR FLAT - MOVE STRAIGHT IN - BRAND NEW 999 LEASE - SHARE OF FREEHOLD

MR HOMES are pleased to Offer **FOR SALE** this 2-Bedroom Ground Floor Flat, comprising in brief; Entrance Hallway; Hallway; Bedrooms 1 & 2; Brand New Re-Fitted Bathroom Suite; Inner Hallway; Living Room; Brand New Re-Fitted Kitchen; Rear Courtyard Garden; uPVC Double Glazing Windows & Gas Central Heating powered by an IDEAL i-MINI 24 Combi-Boiler; Great location with access to nearby shops and amenities. Just a short five-minute walk (*approximately*) to Cadoxton train station with regular train services to Cardiff Central; short journey to the City's Capital in approx. 20 minutes

EPC Rating: D
Council Tax Band: B
Ground Rent = N/A

Viewings Strictly by Appointment ONLY

CALL: 02920 204 555 option 2

To submit your offer, please head to:

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS: INFIMO LTD, Call 02920 204 555 option 4



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Entrance Hallway

Accessed via uPVC front door with Obscured Double Glazing Panel; Laminate Wood Flooring; RCD Consumer Units x 3; Electricity Meters x 3; Decorative Coving; access to Ground Floor Flat via Solid Timber Door

Hallway

Carpeted; access to Bedrooms 1 & 2 and Bathroom and Inner Hallway

Bedroom 1

Carpeted; New Double Radiator; 2 x uPVC Double Glazed Windows to Front; Skirting Boards and Coving

Bedroom 2

Carpeted; New Double Radiator; uPVC Double Glazed Window to Rear; Skirting Boards and Coving

Bathroom

Vinyl Flooring: New Matching White Bathroom Suite comprising Pedestal Hand Wash Basin with Stainless Steel Mixer Tap, L-shaped Panelled Bath with Stainless Steel Mixer Tap with Double Shower Heads from Mains Boiler and W.C.; Partly Tiled Walls and Tiled Sink Splashback; Chrome Ladder Radiator; Mirrored Medicine Cabinet; Extractor Fan; Skirting Boards and Coving

Inner Hallway

Carpeted; Cupboard Housing Gas Meter; access to Living Room

Living Room

Accessed via Timber Door with Glazed Panel; Carpeted; 2 x Storage Cupboards, one housing Ideal I-Mini 24 Combi Boiler; New Double Radiator; uPVC Double Glazed Window to Side; Skirting Boards and Coving

Kitchen

Vinyl Flooring; New Double Radiator; Matching Base and Wall Units with Worktops Over and Tiled Splashbacks; Integrated Whirlpool Electric Oven; Noxton Induction Hob; Extractor Hood Over; Stainless Steel Sink with Draining Board and Stainless Steel Mixer Tap; Separate Stand Alone Hotpoint Fridge and Hoover Freezer; Space and Plumbing for Washing Machine; uPVC Obscured Double Glazed Window to Rear; access to Rear Garden via uPVC Door with Obscured Double Glazed Panel.

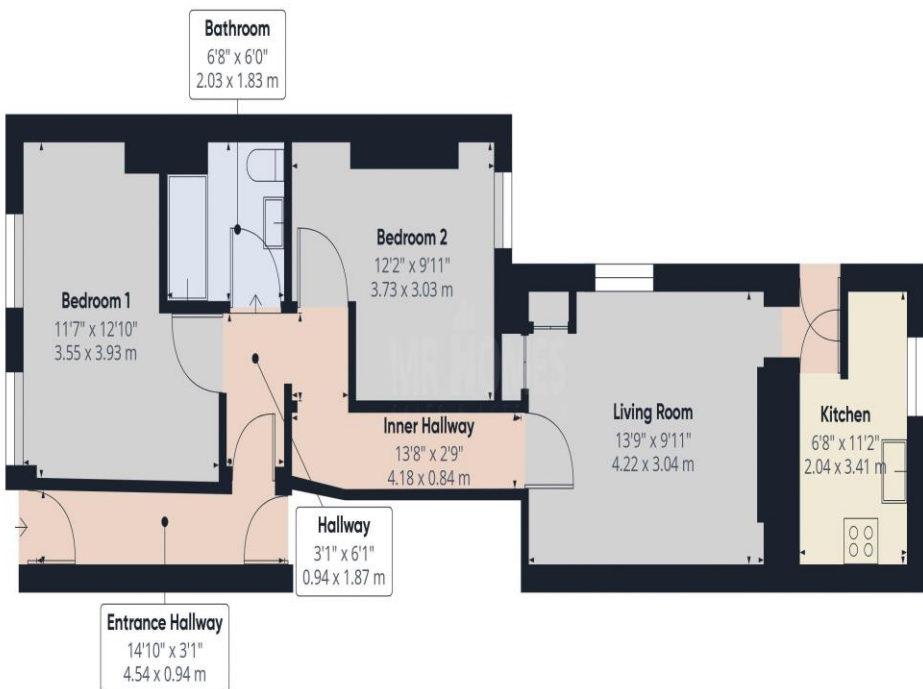
Rear Garden

Courtyard Style laid to concrete and enclosed on all sides.



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.

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Approximate total area⁽¹⁾

605.24 ft²
56.23 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.

GIRAFFE360

CARDIFF & THE VALE

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