

02920 204 555

Homes House, Suite 9 & 10,  
253 Cowbridge Road West,  
Cardiff, CF5 5TD  
email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

  
**MR HOMES**  
SALES & LETTINGS



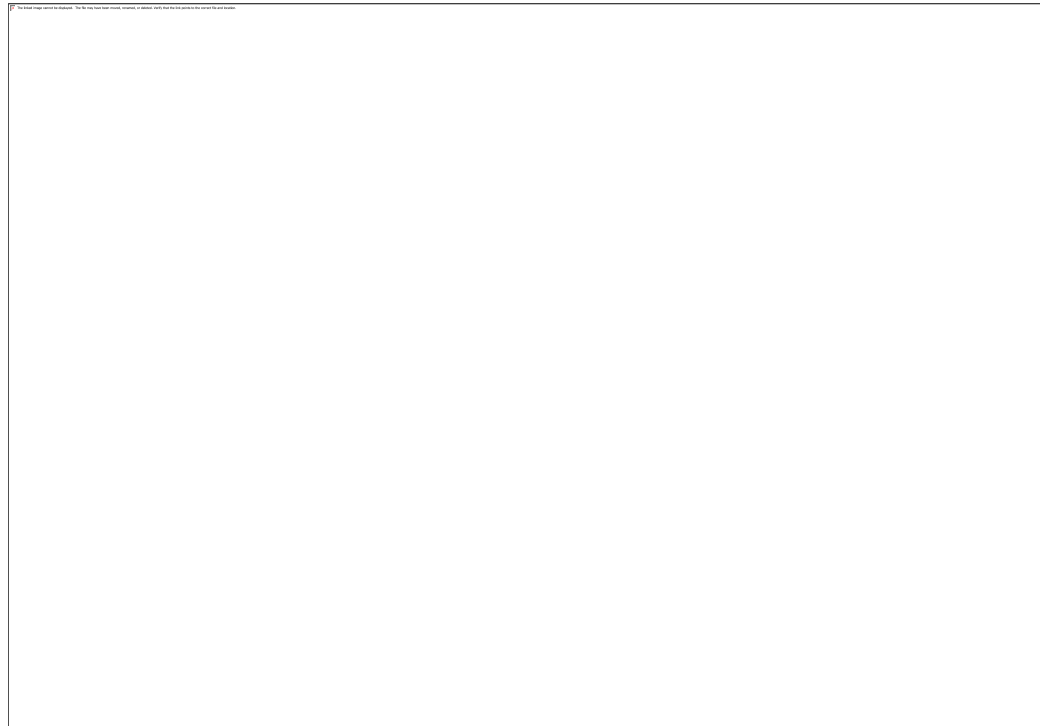
First Floor Flat, Main Street  
Barry, Vale of Glamorgan,  
CF63 2HN

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

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

## Overview

- NO CHAIN!!!
- ATTENTION FIRST TIME BUYERS OR LANDLORDS
- NEW 999 LEASE; SHARE OF FREEHOLD
- MODERNISED THROUGHOUT TO A HIGH STANDARD
- BRAND NEW BATHROOM
- BRAND NEW KITCHEN
- TWO BEDROOMS
- BRAND NEW FLOORING & RADIATORS
- LIGHT AND AIRY INTERIORS
- Large attic - Potential for another room



A FULLY MODERNISED & REFURBISHED 2 BEDROOM FIRST FLOOR FLAT - MOVE STRAIGHT IN - BRAND NEW 999 LEASE - SHARE OF FREEHOLD

**NO CHAIN**

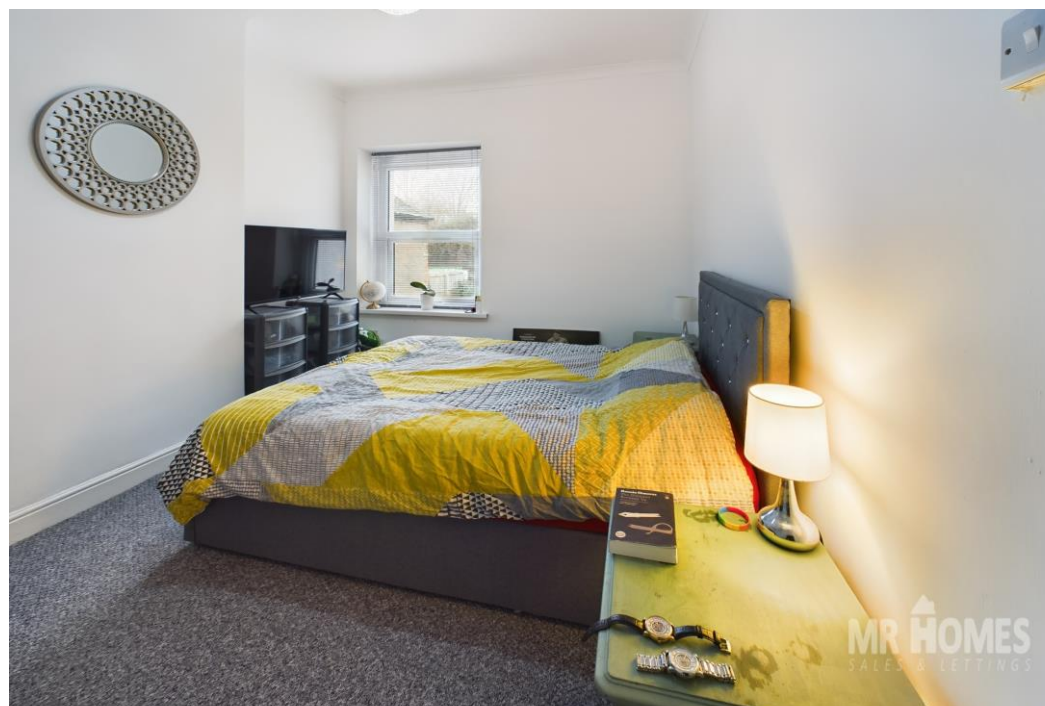
**MR HOMES** are pleased to Offer **FOR SALE** this 2 Bedroom First Floor Flat, comprising in brief; Entrance Hallway; First Floor Landing providing access to Living Room/Newly Fitted Kitchen; Bedrooms 1 & 2; Brand New Re-Fitted Bathroom Suite; uPVC Double Glazing Windows & Gas Central Heating powered by an MAIN ECO Compact 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 = NIL**

**Viewings Strictly by Appointment ONLY**

CALL: **02920 204 555** option 2  
To submit your offer, please head to:  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)

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



### 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

### First Floor

Accessed via Solid Timber Door from Entrance Hallway; Carpeted Staircase rises to Bright and Airy First Floor affording access to Living Room & Kitchen and Bedroom 1 to Front and Bedroom 2 and Bathroom to Rear

### Living Room/Kitchen

Carpeted Living Area; New Double Radiator. Vinyl Flooring to Kitchen Area; Matching Base and Wall Units with Worktops Over and Tiled Splashbacks; Integrated Electric Oven; Induction Hob with Extractor Hood Over; Space for Free-Standing Fridge/Freezer; Space for Dishwasher; Stainless Steel Sink with Stainless Steel Mixer Tap. 2 x uPVC Double Glazed Windows to Front

### Bedroom 1

Carpeted; New Double Radiator; uPVC Double Glazed Window to Rear

### Bedroom 2

Carpeted; New Double Radiator; uPVC Double Glazed Window to Side

### Bathroom

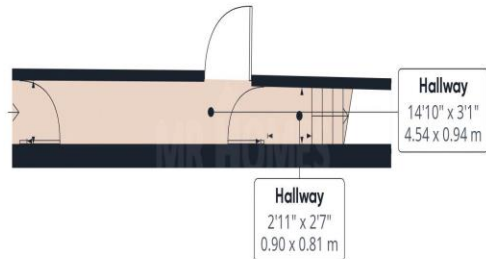
Vinyl Flooring; New Matching White Suite including Panelled Bath with Stainless Steel Mixer Tap and Stainless Steel Double Shower Heads (Mains Fed from Combi-Boiler), Pedestal Hand Wash Basin with Stainless Steel Mixer Tap and W.C. Large Cupboard housing MAIN Eco Compact Central Heating Combi-Boiler and Space and Plumbing for Washing Machine; Chrome Ladder Radiator; Extractor Fan

### Large attic

Potential for another room



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.

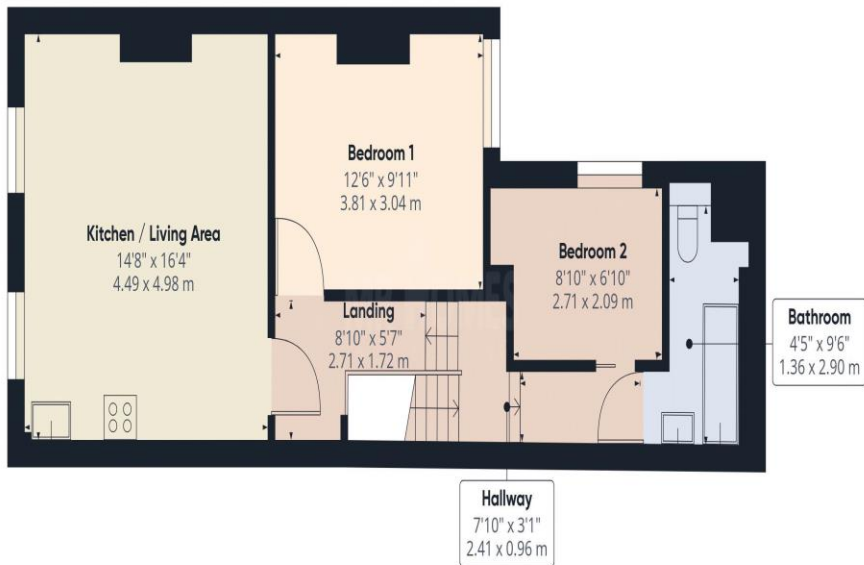


Floor 0

Approximate total area<sup>1)</sup>

643.26 ft<sup>2</sup>

59.76 m<sup>2</sup>



Floor 1

(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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