



BUTTRILLS ROAD
BARRY CF62 8EF

ASKING PRICE OF
£475,000



DETACHED HOUSE/HMO



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**** NEW ** INVESTMENT OPPORTUNITY **** MGY are delighted to offer to the market this substantial detached property which has been converted into a combination of one bedroom studios and bedsits and offering a great investment opportunity. The property comprises nine units six being self contained and three sharing a communal kitchen. Formerly a family home with options to convert back if required but currently being sold as an investment. Situated in the heart of Barry the property briefly comprises entrance via a summer room to the entrance hallway with doors to four of the self contained studios, stairs to the first floor with three further rooms and a communal kitchen. The two further rooms are accessed via the side of the property and have individual access. The property benefits from a full HMO LICENSE. For more information please contact the Barry office on 01446 744750.

TENURE: FREEHOLD

COUNCIL TAX BAND:

FLOOR AREA APPROX: 3,083 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

COMMUNAL ENTRANCE/SUN ROOM

Spacious light and airy communal entrance offering a warm welcome via double glazed front doors and timber framed windows to the front and sides. Wood flooring. Door to:

COMMUNAL HALLWAY

Vinyl flooring. Radiator. Stairs rising to the first floor. Doors to ground floor Studios and a rear inner hallway providing access to the rear garden. Emergency Lighting.

STUDIO NO. 3

17' 03" x 14' 01" (5.26m x 4.29m)

Double glazed bay window to the front and further double glazed window to the side offering views over the docks. Fitted carpet. Radiator. Kitchenette to comprise stainless steel sink and drainer with hot water heater above, incorporating base units and laminate work surfaces. Vinyl flooring.

Door to shower room with closed cistern w.c, pedestal wash hand basin with hot water heater above and shower enclosure with shower in situ. Ceramic tile to splash back. EPC - D

STUDIO NO. 5

15' 11" x 12' 08" (4.85m x 3.86m)

Open plan lounge/kitchenette with double glazed bay window to the side offering views over the dock. Fitted carpet. Radiator. Kitchenette to comprise base and wall units with stainless steel and drainer with hot water heater above. Ceramic tile to splash back. Fitted Carpet.

Door to Single Bedroom - 11'06 x 5'09. Double glazed window to the rear. Fitted carpet. Radiator. Door to shower room to comprise closed cistern w.c, pedestal wash hand basin with hot water heater and shower enclosure with shower in situ. EPC - D.

STUDIO NO.6

20' 01" x 12' 04" (6.12m x 3.76m)

Double glazed french doors providing access to the rear garden. Radiator. Vinyl flooring. Ceramic Tile to Kitchenette area and Shower room. Kitchenette to comprise stainless steel sink and drainer with hot water heater. Base and wall units with laminated work surfaces.

Door to shower room to comprise closed cistern w.c, pedestal wash hand basin with hot water heater and shower enclosure with shower in situ. EPC - D

STUDIO NO. 4

17' 03" x 12' 03" (5.26m x 3.73m)

Double glazed bay window to the front and double glazed window to the side. Fitted carpet. Radiator. Kitchenette with stainless steel sink and drainer with hot water heater, work surface and base unit. Ceramic tile to splash back. Vinyl flooring.

Door to shower room with closed cistern w.c, wash hand basin with hot water heater and shower enclosure with shower in situ. EPC - D

FIRST FLOOR COMMUNAL HALLWAY

Carpeted stairs rising to the first floor. Emergency lighting. Doors to all first floor rooms. Radiator.

COMMUNAL KITCHEN BEDSITS 7, 8, 9

12' 10" x 12' 04" (3.91m x 3.76m)

Kitchen to comprise a range of base and wall units with rolled edge laminated work surfaces incorporating stainless steel sink and drainer with taps over. Space for fridge/freezer. Double glazed windows to side and rear. Radiator. Karndean flooring. Ceramic tile to splash back areas. Space for table and chairs.



BUTTRILLS ROAD, BARRY CF62 8EF

BEDSIT NO. 7

14' 10" x 14' 00" (4.52m x 4.27m)

Double glazed bay window to the side offering far reaching views over Barry and double glazed window to the rear.

Bedsit 7 Separate Bathroom with closed cistem w.c, wash hand basin with taps over and bath with taps over. Electric shower over. Vinyl flooring. Double glazed opaque window to the rear. Opaque window to landing. Ceramic tile to splash back. Radiator.

EPC - D

BEDSIT NO. 8

16' 01" x 12' 05" (4.9m x 3.78m)

Double glazed window to front and side. Fitted carpet. Radiator.

Door to shower room with closed cistern w.c, wash hand basin with taps over and shower enclosure with shower in situ. Vinyl flooring. Radiator. Double glazed opaque window to front.

BEDSIT NO. 9

16' 02" x 12' 06" (4.93m x 3.81m)

Double glazed window to the front and Double glazed window to the side offering far reaching views over Barry Docks. Fitted carpet. Radiator.

Door to shower room with closed cistern w.c, wash hand basin with taps over and shower enclosure with shower in situ. Double glazed opaque window to the front. Vinyl flooring. Radiator.

BASEMENT STUDIO NO. 2

11' 02" x 24' 10" (3.4m x 7.57m)

Double glazed window and door off the driveway. Double Glazed window to front. Fitted carpet. Radiator. Stainless steel sink and drainer with taps over with hot water heater. Wall and base unit with laminate work surface. Vinyl Flooring.

Door to shower room with closed cistern w.c, wash hand basin with hot water heater and shower enclosure with shower in situ. EPC - D

BASEMENT STUDIO NO. 1

11' 02" x 24' 10" (3.4m x 7.57m)

Double glazed window and door off the driveway. Radiator. Fitted Carpet. Range of base and wall units with stainless steel sink and drainer with taps over and hot water heater above. Vinyl Flooring.

Shower room with closed cistern w.c and wash hand basin with hot water heater. Shower enclosure with shower in situ. EPC - D

OUTSIDE

To the front is a garden laid to lawn with a path and stairs rising to the entrance.

Access to storage room.

To the side access to the rear. Driveway. Doors providing access to studios one and two and a further door to the boiler room.

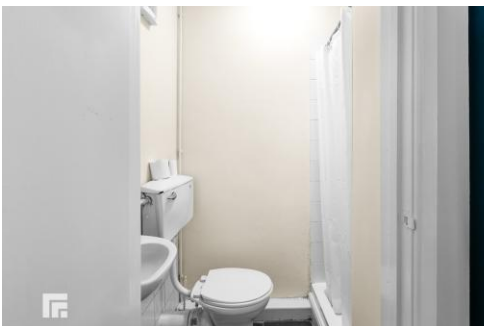
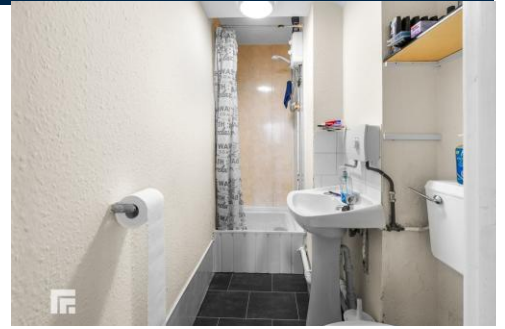
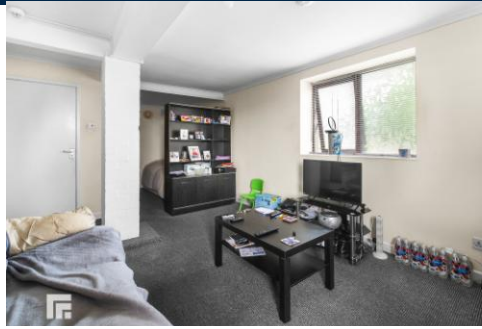
To the rear: Garden laid to paving with mature trees and shrubs. Access to rear of property.

REAR HALLWAY

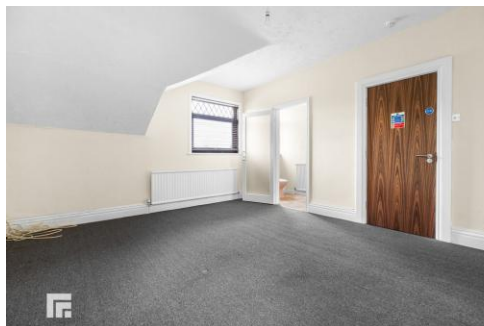
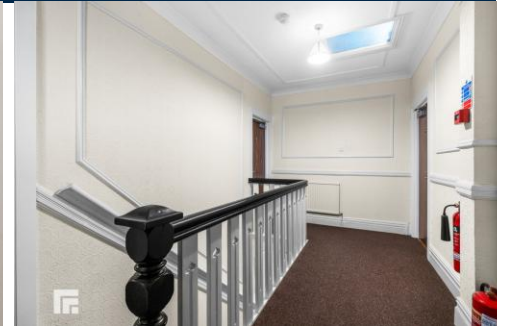
Access to rear of property with Emergency Lighting fitted.



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