

# property details **approval form**

Rhondda House, Main Street, Barry, South Glamorgan, Wales, CF63 2HJ

**Date:** 20 November 2024

**Property Ref and Version:** BRY107641 - 0003

# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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£310,000

Tenure: Freehold

## >> **key features**

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- > Detached Family Home
- > Four Bedrooms
- > Three Reception Rooms
- > Separate Annex
- > No Chain
- > Extensive Gardens
- > EPC Rating: E

## >> **short description**

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Call NOW to view this truly unique property situated in the East side of Barry with many local amenities on hand. The accommodation is set in a light and airy atmosphere and the versatile living accommodation to suit the whole family.

## >> **long description**

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Allen and Harris present the rare opportunity to acquire this extended, 3 bedroom detached cottage. Could also be considered as a development opportunity.

The family home sits on a generous and private plot which is gated to the front, the gardens extend to the front and side of this much loved family home. The living accommodation is versatile and offers multi generational living, The cottage is extended with a self contained annex space so could be suitable for a variety of uses and development subject to necessary consent and planning.

This property has been enjoyed by its current owner for many years and is now the right time for another family to create happy memories here, the property is well built but some may wish to modernise throughout if the potential purchaser decides to retain the current dwelling.

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Rhondda House is located between 3-4 Main Street and is a great position for many local amenities and transport links with the train station a short distance way, along with the bus providing links to Cardiff City Centre and beyond.

>> **directions**

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>> **Agent Note**

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## >> **room description**

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### **Entance**

Enter via PVC door to kitchen

### **Kitchen**

A range of wall and base units with complementary work surfaces over, space for free standing hob and oven, space for fridge, sink and drainer with tap over, radiator, power points. door to living room, door to front aspect and door to inner lobby and utility room.

### **Bathroom**

Obscure glazed window to front aspect, four piece suite comprising bath and taps over, wash hand basin, W.C, and walk in shower.

### **Reception 1**

17' 2" max x 11' 2" max ( 5.23m max x 3.40m max )

Sliding door to side, radiator, laminate floor, electric fireplace

### **Reception 2**

13' 1" max x 9' 9" max ( 3.99m max x 2.97m max )

double glazed windows to front, power points, radiator, sliding door to inner hall.

### **Utility Room**

13' 3" max x 8' 6" max ( 4.04m max x 2.59m max )

wall mounted boiler, wash basin units, sink, power points, window to side

### **Inner Hall**

PVC door to front, stairs rising to first floor, gas meter

### **Reception 3**

13' 3" max x 15' 1" max ( 4.04m max x 4.60m max )

double glazed window to rear, power points, radiator

### **Reception 4**

13' max x 10' 1" max ( 3.96m max x 3.07m max )

double glazed window to rear, PVC door to front, power points, radiator

### **W.C**

vanity unit, sink, W.C

### **Landing**

Velux window to rear, light, carpet, doors to bedrooms

### **Bedroom 1**

13' 2" max x 15' max ( 4.01m max x 4.57m max )

**Your Allen & Harris office:** 21 High Street, BARRY, South Glamorgan, CF62 7EA

**T** 01446 747878 **E** [barry@allenandharris.co.uk](mailto:barry@allenandharris.co.uk)

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2 x double glazed window to front and side, radiator, power points.

### **Bedroom 2**

13' 1" max x 11' 1" max ( 3.99m max x 3.38m max )

2 x double glazed window to front. radiator, power points.

### **Bedroom 3**

9' 7" max x 9' 8" max ( 2.92m max x 2.95m max )

2 x double glazed window to front, radiator, power points.

### **Front And Gardens**

Enclosed via wall, gates to front aspect, drive way and path to front, laid to lawn, a selection of mature shrubs, bushes and trees.

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## >> floor plan



allen&harris  
Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## >> approval

Signature

Date

	Signature	Date
Sophie Burrows		
Mrs J. Mann	<i>Julie Mann</i>	22.11.2024

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