Rhondda House, Main Street, Barry, South Glamorgan, Wales, CF63 2HJDate: 20 November 2024Property Ref and Version: BRY107641 - 0003

selling your home with us!

>> 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
- 2. Key Features
- 3. Short Description
- 4. Long Description

- 5. Room Description
- 6. Directions
- 7. Property Images
- 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

£310,000

Tenure: Freehold

>> key features

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

>> short description

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

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 in 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.

Rhondda House, Main Street, Barry, South Glamorgan, Wales, CF63 2HJDate: 20 November 2024Property Ref and Version: BRY107641 - 0003Rhondda 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

>> Agent Note

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>> room description

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' <u>2" max x 15' max (4.01m max x 4.57m max)</u>

Your Allen & Harris office: 21 High Street, BARRY, South Glamorgan, CF62 7EA T 01446 747878 E barry@allenandharris.co.uk

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>> room description

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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>> room description

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>> property images

















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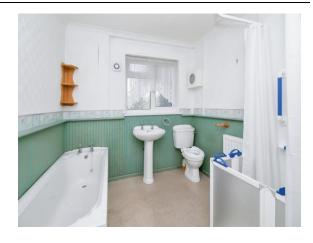
>> property images

















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>> floor plan



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
Sophie Burrows		
Mrs J. Mann	Julie Mann	22.11.2024