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**MR HOMES**  
SALES & LETTINGS



Norwood Crescent  
Barry, Vale of Glamorgan  
CF63 2AR

£299,950  
Freehold



# Norwood Crescent, Barry, Vale of Glamorgan, CF63 2AR

- EXTENDED SEMI-DETACHED
- LARGE DRIVEWAY
- GARAGE
- GENEROUS KITCHEN/DINER
- DOWNSTAIRS SHOWER ROOM
- 4 BEDROOMS
- REAR GARDEN
- UTILITY AREA
- uPVC DG & GAS C/H
- FREEHOLD



**MR Homes** are delighted to represent our clients in bringing to market this extended, semi-detached 4-bedroom family home. The property offers extremely flexible accommodation, including a rear extension providing a fourth bedroom with ensuite shower room. There has also been an extension to the side of the property adding a utility area off the back of the garage. Victoria Park is less than half a mile from the property, which can be reached on foot within ten minutes. Commuting into Cardiff city centre for business or pleasure couldn't be easier, with Cadoxton Railway Station just 0.3 miles from the property, with regular trains making the journey into the capital in just over 20 minutes. The property briefly comprises: entrance hall; living room; kitchen/diner; utility area; garage; rear extension providing ensuite bedroom; first floor landing providing access to bedrooms 1, 2 & 3 and Family Bathroom. To the front of the property is a large driveway allowing parking for multiple vehicles. The rear garden is enclosed on all sides and is paved with slabs.



EPC: TBC  
Council Tax Band: D

Mains Electricity and Gas, Water & Sewage Connected to Mains Drains

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

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## Outside Front

Concrete driveway leading to garage door; enclosed on all sides by block work walls

## Entrance Hall

12' 8" x 6' 4" (3.86m x 1.93m)

Accessed via uPVC front door with leaded DG panels; tiled flooring; radiator; uPVC DG window to front; carpeted staircase rising to first floor

## Living Room

14' 7" x 11' 8" (4.44m x 3.55m)

Laminate wood flooring; radiator; bay window with uPVC DG; under stairs cupboard housing RCD Consumer Unit and gas and electricity meters

## Kitchen/Diner

12' 0" x 18' 2" (3.65m x 5.53m)

Floor tiles; matching wall and base units with worktops over and tiled splash backs; Belling range cooker with 5-ring gas burners; composite sink with stainless steel extendable hose type mixer tap; radiator

## Bedroom 4

12' 8" x 10' 0" (3.86m x 3.05m)

Laminate flooring; radiator; loft hatch; uPVC double doors provide access to rear garden; access to shower room

## Downstairs Shower Room

6' 8" x 6' 0" (2.03m x 1.83m)

Tiled flooring; fully tiled walls; quadrant shower cubicle with mains powered shower and dual shower heads; sink integrated into vanity unit with stainless steel mixer tap; WC; chromed ladder type radiator; uPVC obscured DG window to side

## Utility Area

12' 1" x 8' 0" (3.68m x 2.44m)

Vinyl flooring; space and plumbing for washing machine, space and plumbing for dishwasher; Ideal Independent Combi 24 gas central heating boiler;

## Garage

20' 0" x 8' 5" (6.09m x 2.56m)

Concrete floor; manual up Andover garage door; light

## First Floor Landing

9' 9" MAX x 7' 7" MAX (2.97m x 2.31m)

Carpeted; cupboard with shelving; access to Bedrooms 1, 2 & 3 and Family Bathroom; access hatch to loft

## Bedroom 1

14' 10" x 10' 4" (4.52m x 3.15m)

Carpeted; radiator; uPVC DG window to front

## Bedroom 2

12' 8" x 10' 4" (3.86m x 3.15m)

Carpeted, radiator; uPVC DG window to rear

## Bedroom 3

9' 7" x 7' 7" (2.92m x 2.31m)

Laminate flooring; radiator; uPVC DG window to front

## Family Bathroom

7' 9" x 7' 7" (2.36m x 2.31m)

Tiled flooring; partly tiled walls; matching white suite comprising pedestal Wash hand basin with stainless steel mixer tap; WC; curved panelled bath with jacuzzi jets and stainless steel mixer tap with shower over with dual heads and glass shower panel; chromed ladder style radiator; uPVC obscured DG window to rear

## Rear Garden

Patio area laid with paving slabs; artificial lawn matting



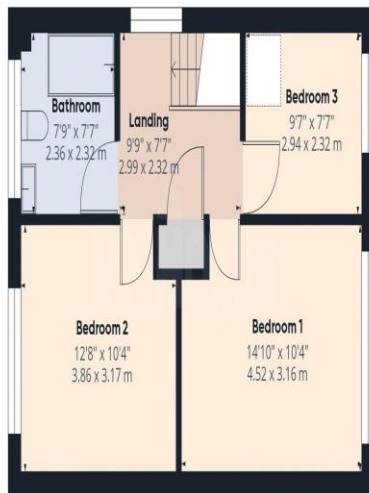
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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

1439.35 ft<sup>2</sup>

133.72 m<sup>2</sup>



(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## CARDIFF & THE VALE

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