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MR HOMES
SALES & LETTINGS



Port Road East,
Barry, The Vale of Glamorgan
CF62 9PZ

Guide Price £370,000 to £380,000
Freehold

Port Road East, Barry, The Vale of Glamorgan. CF62 9PZ.

- EXTENDED 3-BED SEMI-DETACHED & SPACIOUS FAMILY HOME
- ** FAR REACHING PANORAMIC VIEWS ACROSS THE VALE **
- BALCONY FROM BEDROOMS 1 & 3
- BRAND NEW OAK DOORS FITTED THROUGHOUT
- KITCHEN/BREAKFAST ROOM
- SPACIOUS LIVING ROOM - DINING ROOM - SITTING ROOM & CONSERVATORY
- CLOAKROOM/ DOWNSTAIRS W.C & FAMILY BATH & SHOWER ROOM
- WEST FACING LARGE REAR GARDEN (ACCESS TO FIELDS)
- LARGE DOUBLE DRIVEWAY & 19ft GARAGE



AN EXTENDED 3-BEDROOM SEMI-DETACHED & VERY SPACIOUS FAMILY HOME

**** THE PROPERTY BOASTS FAR REACHING PANORAMIC VIEWS OVER THE VALE ****

BRAND NEW OAK DOORS FITTED - uPVC TRIPLE & DOUBLE GLAZING WINDOWS - GAS CENTRAL HEATING with COMBI-BOILER - EARLY VIEWING IS HIGHLY RECOMMENDED AS THESE PROPERTIES RARELY BECOME AVAILABLE TO PURCHASE. FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 3-Bedroom Extended Semi-Detached Family Home, comprising throughout, Porch Entrance, Cloakroom/Downstairs W.c, Hallway, Kitchen/Breakfast Room, Spacious Living Room with Stone Feature Fireplace, Dining Room, Opens to a Sitting Room & Conservatory/Sunroom. To the 1st Floor a Landing with Access to the Attic Room, Bedrooms 1 with Door to Balcony, Bedroom 2, Bedroom 3 with Door to Balcony, The Balcony Achieves Panoramic Views Over the Vale & a 4-Piece Family Bath & Shower Room. The Front Garden is Laid to Lawn with Palm Tree, A Lockable Gate Accessing the Side Enclosure, A Further Lockable Gate Accessing the West Facing Large Rear Garden which has a Gate Accessing the Fields. A Large Double Driveway & a 19ft Garage with PowerPoints & Lighting. A Mixture of Triple & Double-Glazing Windows & Gas Central Heating Powered by a Ferroli Combi-Boiler.



EPC Rating = D. & Council Tax Band = B.
Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.

** The property offers easy access to a number of local amenities, is close to schools, parks and has excellent transport links. Early Viewing Highly Recommended Contact Us On: 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE

CONTACT MR HOMES: 02920 204 555 option 4

WWW.MR-HOMES.CO.UK



Porch Entrance - 3' 10" x 3' 3" (1.17m x 0.99m) Enter via Composite Door, Vinyl Flooring, Solid Oak Door to Cloakroom & Bird Design Opaque Glazed uPVC Door into Hallway.

Cloakroom/ Downstairs W.c - 7' 0" x 3' 4" (2.13m x 1.02m) Vinyl Flooring, W.c, Wash Hand Basin with Tiled Splashback, Wall Mounted Electric Extractor Fan, uPVC Obscured D/g Window to Rear.

Hallway & Staircase to 1st Floor Landing - 9' 11" x 3' 9" (3.02m x 1.14m) Wood Flooring, Radiator, Oak Door to; Dining Room, Bi-Folding Door to Kitchen/Breakfast Room.

Living Room - 19' 4" x 13' 2" max (5.89m x 4.01m) Real Wood Flooring, uPVC Obscure Triple Glazed Window to Side, uPVC D/g Window to Front, Feature Stone Fireplace, Radiator, Double Oak Doors to Dining Room

Dining Room - 11' 5" x 8' 11" (3.48m x 2.72m) Real Wood Flooring, Radiator, Archway to Sitting Room.

Sitting Room - 8' 9" x 6' 2" (2.66m x 1.88m) Vinyl Flooring, French Doors to Conservatory/ Sunroom, Oak Door to Kitchen/Breakfast Room

Conservatory/ Sunroom - 9' 11" x 9' 6" (3.02m x 2.89m) Tiled Flooring, uPVC D/g Windows to Rear & Side, French Door to Rear Garden.

Kitchen/ Breakfast Room - 15' 2" x 9' 11" (4.62m x 3.02m) Tiled Flooring, Matching Wall & Base Units with Work Surfaces Over & Matching Splashbacks, Breakfast Bar, 4x Ring Gas Hob, Extractor Over, Grill & Oven, Sink & Drainer Mixer Tap, Plumbed for Washing Machine, uPVC D/g Windows to Rear & Side, uPVC D/g Door to Rear Garden. Ferrolti Combi-Boiler Housed in Wall Unit.

1st Floor Landing - 9' 7" x 2' 6" min (2.92m x 0.76m) Brand New Fitted Carpet, uPVC Triple Glazed Obscured Window to Side, Hatch to Loft Room via Attached Folding Wooden Ladders.

Bedroom 1 - 13' 1" x 8' 10" (3.98m x 2.69m) Fitted Carpet, Radiator, Fitted Cupboard/Wardrobe, uPVC D/g Window & French Door to Balcony (Panoramic Views Over the Vale).

Balcony (Panoramic Views Over the Vale) - 19' 4" x 7' 7" (5.89m x 2.31m) AstroTurf & Enclosed with a Glass Balustrade.

Bedroom 2 - 11' 8" x 9' 10" (3.55m x 2.99m) Fitted Carpet, Triple Glazed Window to Front, Radiator, Fitted Cupboard/Wardrobe.

Bedroom 3 - 9' 11" x 8' 0" (3.02m x 2.44m) Fitted Carpet, Radiator, uPVC D/g Window & French Door to Balcony (Panoramic Views Over the Vale).

Family Bath & Shower Room - 9' 11" x 7' 2" (3.02m x 2.18m) Tiled Flooring, Triple Glazed Obscured Window to Side, uPVC D/g Window to Front, Panel Bath with Attached Shower to Mixer Tap, Shower Cubicle with Electric Shower, Wall Mounted Electric Extractor Fan, Wash Hand Basin with Mixer Tap & Vanity Cupboards/Drawers, Close-Coupled W.c. Radiator & Walls 3/4 Tiled.

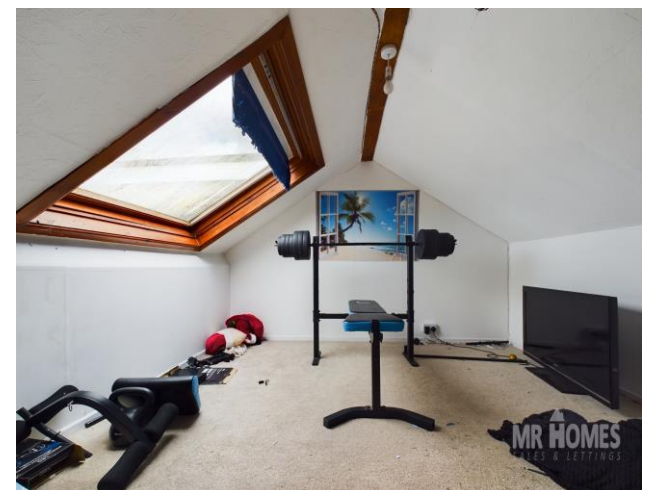
Attic Room - 12' 0" x 10' 10" (3.65m x 3.30m) Fitted Carpet, Skylight Window to Rear with Panoramic Views Over the Vale, PowerPoints & Lighting.

Front Garden - Laid Lawn - Palm Tree - Slate Chippings Lockable Side Gate Accessing the Side Enclosure with another Lockable Gate Accessing the Rear Garden.

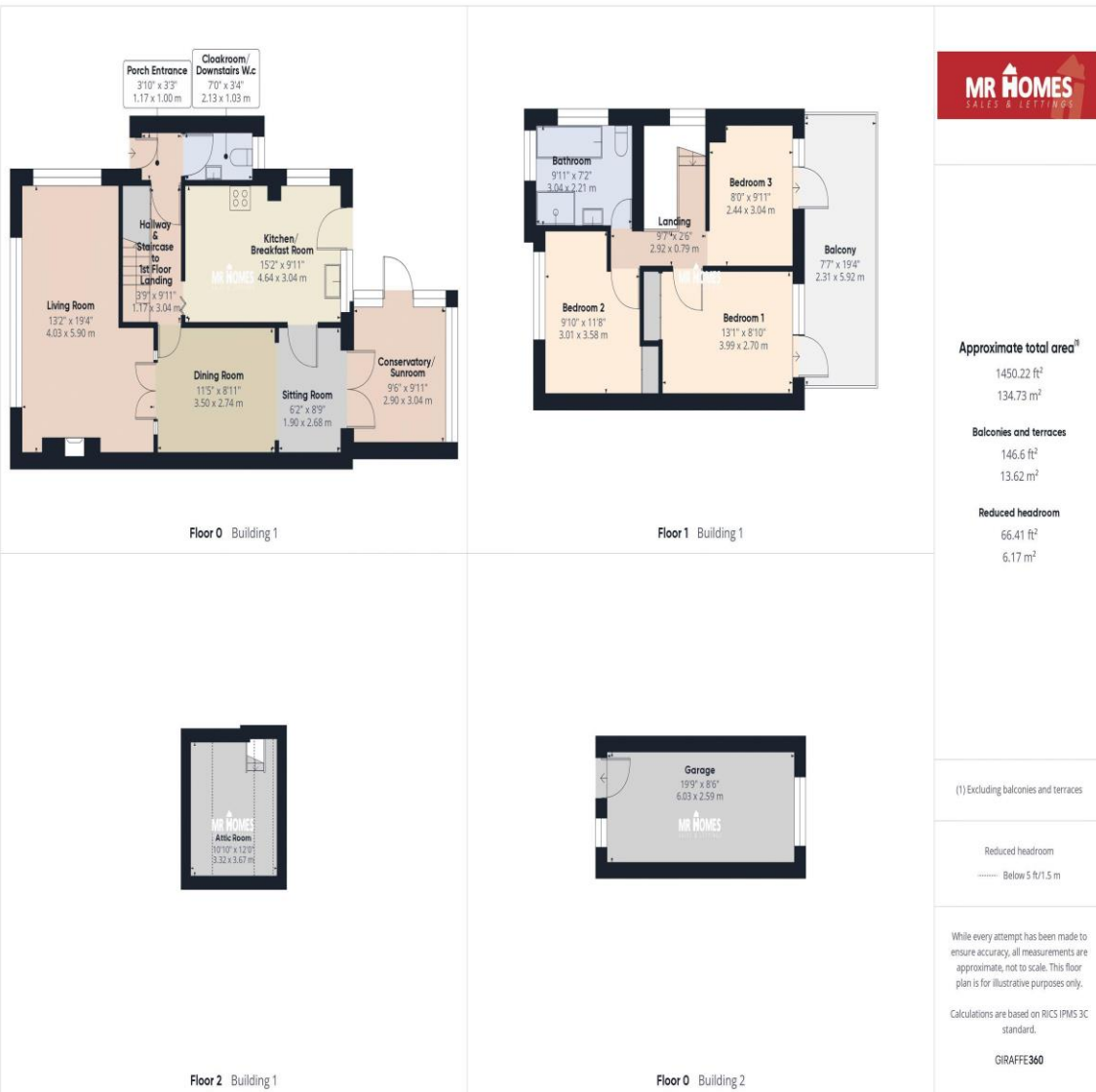
Private Double Driveway

Rear Garden - Large & Enclosed (Far Reaching Views Over the Vale) Patio & Raised Decking to Laid Lawn with a Further Patio to the Rear of The Garden. 2nd Raised Decking with Roof Covered Pergola. Gate Accessing the Fields.

Garage - 19' 9" x 8' 6" (6.02m x 2.59m) Power Points & Lighting. Door to Front, Window to Side.



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.



CARDIFF & THE VALE

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