

02920 204 555

Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
Email: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Hunter Street,
Barry,
CF63 2HY

Guide Price £150,000 to £160,000
Leasehold 859 Approx. Years Remaining

Hunter Street, Barry, Barry. CF63 2HY.

- NO CHAIN!!! MOVE STRAIGHT IN
- 3-BED FAMILY HOME - DOUBLE STOREY EXTENSION TO REAR
- VERY WELL PRESENTED
- IDEAL FOR FIRST TIME BUYERS or INVESTORS
- 2 SEPARATE RECEPTION ROOMS
- EXTENDED KITCHEN
- EXTENDED BATHROOM
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- LEASEHOLD - 859 APPROX. YEARS REMAINING - GROUND RENT = £5.10 PER YEAR



*** Guide Price: £150,000 to £160,000 ***

NO CHAIN - PRICED TO SELL QUICKLY

YOU CAN MOVE STRAIGHT INTO THIS VERY WELL PRESENTED 3-BEDROOM FAMILY HOME

DOUBLE STOREY EXTENSION TO THE REAR CREATING A LARGER KITCHEN TO THE GROUND LEVEL & A SPACIOUS BATHROOM SUITE TO THE 1ST FLOOR - TENURE: LEASEHOLD (GROUND RENT IS ONLY £5.10 PER YEAR).

MR HOMES are pleased to Offer **FOR SALE** this Very Well Presented 3-Bedroom Family Home, comprising in brief; Entrance Hallway, Living Room, Dining Room, EXTENDED Modern Kitchen with Breakfast Bar, Split-Landings, Bedrooms 1, 2, 3 & a Spacious Modern Family Bathroom Suite. The Enclosed Rear Garden is Low-Maintenance and Tiered. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.

360 Degree VR Tour Link:

<https://tour.giraffe360.com/hunterstreet196ap>

EPC Rating = D.

Council Tax Band = B.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

**Prime Location: ** the property offers easy access to a number of local amenities, schools, parks and 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

WWW.MR-HOMES.CO.UK



Entrance Hallway - 11' 8" x 2' 11" (3.55m x 0.89m)

Entered via uPVC Door, Laminate Flooring, Single Panel Radiator, Coving to Ceiling, Wall Mounted up to date Electric RCD Consumer Unit Along with Electric Meter, Opens to Dining Room And Living Room, Staircase to First Floor Split-Landing.

Living Room - 11' 9" x 11' 5" (3.58m x 3.48m)

Fitted Carpet, Feature Fireplace with Electric Fire, uPVC D/g Bay Window to Front, Single Panel Radiator, Plastered Walls And Ceiling, Base Cupboard in Alcove, Housing Gas Meter.

Dining Room - 15' 3" x 10' 0" (4.64m x 3.05m)

Laminate Floor, uPVC D/g Window to Rear, Single Panel Radiator, Large Understair Storage Area Housing Chest Freezer.

Kitchen - EXTENDED - 13' 1" x 8' 2" (3.98m x 2.49m)

Part of Double Storey Extension, Tiled Floor, Matching Wall And Base Units, Stainless Steel Sink And Quarter Bowl With Drainer with Mixer Tap over, uPVC D/g Window to Rear, 6 Ring Russell Hobbs Ceramic Hob, With Extractor Hood Over, Double Fan-Assisted Electric Oven Integrated Fridge, Plumbed for Washing Machine, Wall Mounted Extractor Fan, Breakfast Bar with Double Panel Radiator Under, uPVC Obscure D/g Window to Side, uPVC Obscure D/g Door to Rear Garden.

NB: Wall Mounted Ideal Combi-Boiler. (fitted 3 Years Approx.)

Staircase to Split-Landing - First Side - 5' 8" x 5' 1" (1.73m x 1.55m)

Fitted Carpet, Picture Rail, Doors to Bedroom 1, Bedroom 2, Bedroom 3 to one side of Split-Level Landing. Large Hatch to Loft, Via Attached Ladders, Insulated and Partially Boarded.

Bedroom 1 - 11' 6" x 8' 10" (3.50m x 2.69m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

Bedroom 2 - 10' 7" x 10' 1" (3.22m x 3.07m)

Fitted Carpet, Single Panel Radiator, uPVC D/g Window to Rear.

Bedroom 3 - 10' 9" x 6' 3" (3.27m x 1.90m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

Split-Landing Second Side - 8' 3" x 4' 0" (2.51m x 1.22m)

uPVC Window to Side, Fitted Cupboards with Work Surface Over, Housing A Wardrobe.

Family Bathroom - EXTENDED - 8' 9" x 8' 3" (2.66m x 2.51m)

Part of Double Storey Extension, Tiled Flooring, Fitted Bathroom Suite, P-Shape Panel Bath with Chrome Mixer Tap Over and Attached Shower Head, Curved Glass Shower Screen. Pedestal Wash Hand Basin with Chrome Hot & Cold Taps Over, Close Coupled W.c., Chrome Ladder/Towel Radiator, Walls are 3/4 Tiled, Remaining Walls Plastered, Plastered Ceiling, Wall Mounted Electric Extractor Fan, Wall Mounted Electric Heater.

Rear Garden - Enclosed

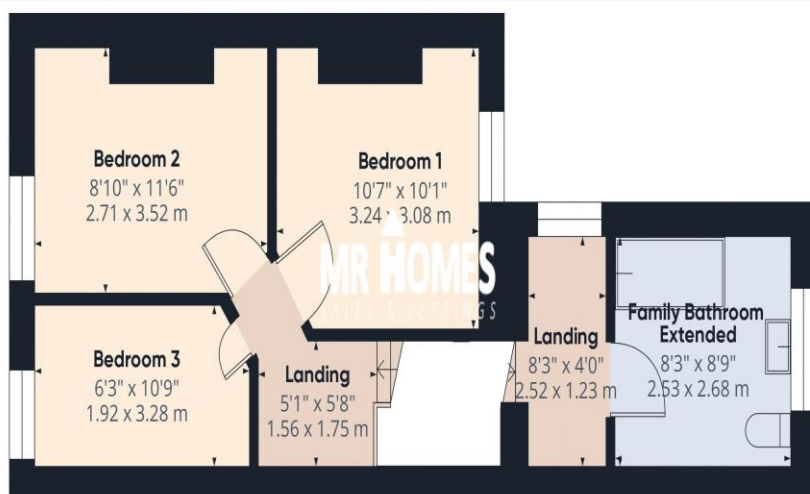
Enclosed Rear Garden, Low Maintenance Three Tier Garden, North-East Facing.



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.



Floor 0



Floor 1



Approximate total area⁽¹⁾

859.61 ft²
79.86 m²

Reduced headroom

13.89 ft²
1.29 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

CARDIFF & THE VALE

Homes House,
Suite 9 & 10
253 Cowbridge Road West,
Cardiff,
CF5 5TD

02920 204 555