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MR HOMES
SALES & LETTINGS



Meggitt Road,
Barry,
Barry CF62 9UT

Guide Price £225,000 to £235,000
Freehold

Meggitt Road, Barry, Barry. CF62 9UT.

- TRADITIONAL DOUBLE-BAY FRONTED EXTENDED FAMILY HOME
- 2x DOUBLE BEDROOMS (ORIGINALLY 3x DOUBLE BEDROOMS)
- ATTRACTIVE & ENCLOSED FRONT/SIDE & REAR GARDENS (SOUTH-WEST FACING REAR GARDEN)
- ORIGINAL PARQUET FLOORING (Under Carpet)
- KITCHEN & UTILITY/LAUNDRY ROOM
- 16ft REAR LEAN-TO EXTENSION
- SPACIOUS FAMILY BATHROOM
- PRIVATE & GATED DOUBLE DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with WORCESTER COMBI-BOILER
- TENURE: FREEHOLD



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A TRADITIONAL DOUBLE-BAY FRONTED EXTENDED FAMILY HOME RETAINING SOME ORIGINAL FEATURES - *ORIGINALLY 3x DOUBLE BEDROOMS*, NOW 2x DOUBLE BEDROOMS with A SPACIOUS FAMILY BATHROOM ADDED TO THE 1st FLOOR - YOU CAN MOVE STRAIGHT INTO THIS LOVELY FAMILY HOME with a SPACIOUS LIVING ROOM with BAY WINDOW & ORIGINAL PARQUET FLOORING UNDER THE FITTED CARPET - SPACIOUS KITCHEN & SEPARATE UTILITY/LAUNDRY ROOM - ATTRACTIVE & ENCLOSED FRONT, SIDE & REAR GARDEN WHICH IS SOUTH-WEST FACING - PRIVATE & GATED DOUBLE DRIVEWAY
TENURE: FREEHOLD.

MR HOMES Offer **FOR SALE** this Traditionally Built 2-Bed Semi-Detached Family Home (Originally 3-Bedrooms). The Property comprises in brief; Entrance Hallway, Living Room with Bay Window, Kitchen with Large Understair Storage Cupboard & Door accessing the Side of the Property, Utility/Laundry Room, 16ft Rear Lean To Extension, Staircase to the 1st Floor Landing with Large Hatch Access to the Insulated Loft, Space Saving Sliding Doors, Master Bedroom with Bay Window, Bedroom 2 & a Family Bathroom Suite. The Attractive Front Garden is Enclosed with a Mature Hedge, The Private Double Driveway is Gated, with a further Gate Accessing the Side Garden and South-West Facing Rear Garden. The Property has uPVC Double Glazing Windows & Gas Central Heating Powered by a Worcester Greenstar 25i ErP Condensing Combi-Boiler.



360 Degree VR Tour Link: <https://tour.giraffe360.com/meggittroad25ap/>

EPC Rating = C. - Council Tax Band = C.

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, shops, schools 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

4' 4" x 3' 0" (1.32m x 0.91m)

Fitted Carpet with Parquet Flooring Under

Living Room with Bay Window

14' 11" x 13' 1" (4.54m x 3.98m)

Fitted Carpet with Parquet Flooring Under

Kitchen

11' 1" x 8' 9" (3.38m x 2.66m)

Understair Storage Cupboard

7' 6" x 3' 2" (2.28m x 0.96m)

Laundry/Utility Room

8' 7" x 4' 11" (2.61m x 1.50m)

Rear Lean To Extension

15' 10" x 7' 3" (4.82m x 2.21m)

First Floor Landing with Hatch Access to Insulated Loft**Bedroom 1 with Bay Window**

16' 4" x 11' 11" (4.97m x 3.63m)

Bedroom 2

11' 9" x 8' 1" (3.58m x 2.46m)

Family Bathroom (Previously Bedroom 3)

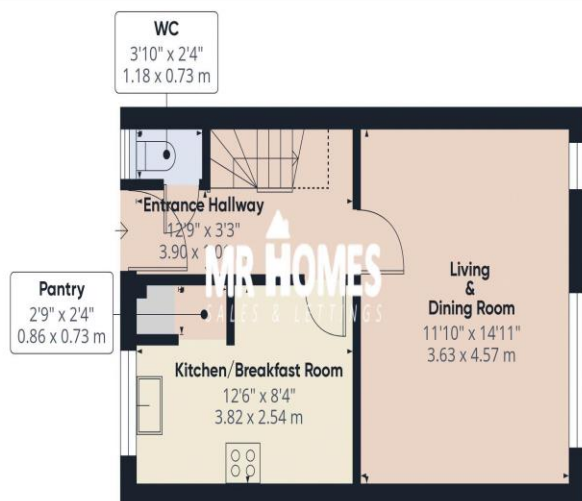
8' 8" x 7' 11" (2.64m x 2.41m)

Attractive Front Garden with Neat Hedgerow Borders

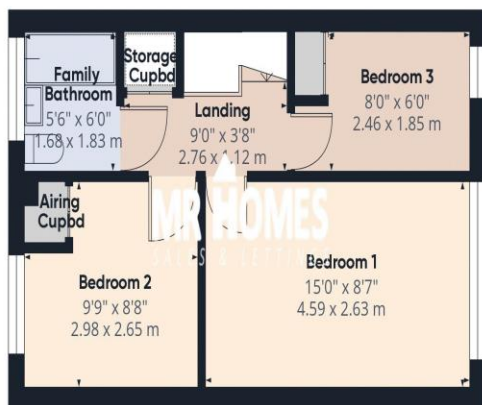
Lockable Side Gate Access into the Rear Garden

Rear Garden - Enclosed - SOUTH-WEST FACING**Private 'Gated' Double Driveway**

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⁾

687.49 ft²
63.87 m²

Reduced headroom

10.44 ft²
0.97 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 are based on RICS IPMS 3C standard.

GIRAFFE360

CARDIFF & THE VALE

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