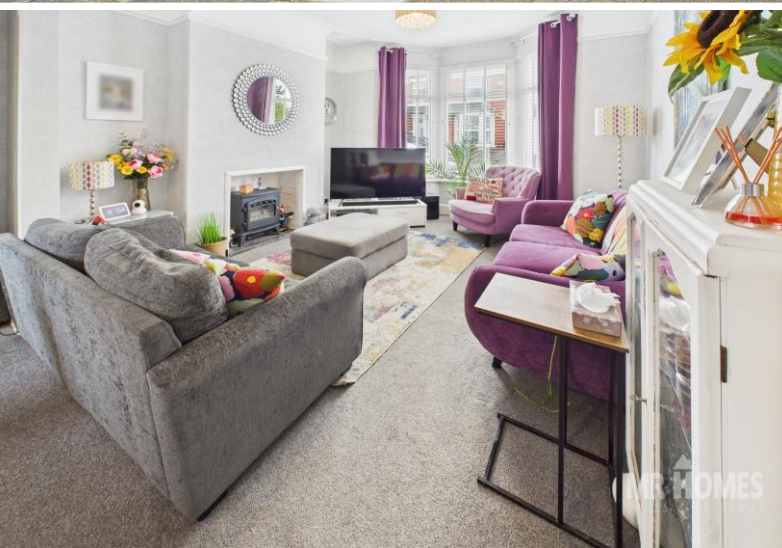


02920 204 555

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

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Evelyn Street  
Barry, Vale of Glamorgan  
CF63 4EN

Guide Price £215,000 to £225,000  
Freehold



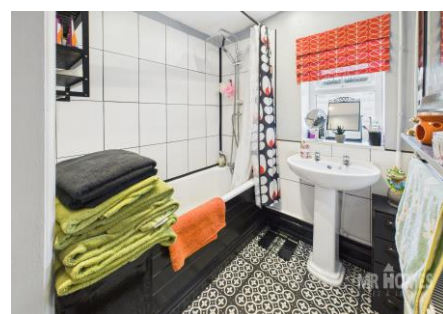
# Evelyn Street, Barry, Vale of Glamorgan, CF63 4EN

- PERIOD MID-TERRACED
- 3 DOUBLE BEDROOMS
- CENTRAL PARK 1 MINUTE WALK
- MODERN FITTED KITCHEN
- BAY WINDOW TO FRONT RECEPTION ROOM
- ENCLOSED REAR GARDEN with LANE ACCESS
- RESIDENT PERMIT HOLDER PARKING
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



CENTRAL BARRY LOCATION - 3 DOUBLE BEDROOM MID-TERRACE - OPEN PLAN LIVING ROOM/DINING ROOM - MODERN KITCHEN - MODERN DOWNSTAIRS BATHROOM - FRONT YARD - REAR GARDEN WITH LANE ACCESS – FREEHOLD

**MR HOMES** are delighted to represent our clients in bringing to market **FOR SALE** this mid-terrace family home with **3 double bedrooms**, generous open plan living room dining area (over 21 feet/6 metres long). There is both a front yard, meaning the property is not accessed directly from the pavement, and an enclosed rear garden that can also be accessed from the **rear lane** via a timber gate. This property has a fantastic location, with the east entrance of **Central Park** less than a minute from your front door and as such the local shops and amenities of Barry town centre are just beyond, along with local transport links (Barry railway station is 1.2 miles/less than half an hour walk away). The property also benefits from gas central heating and uPVC double glazing.



Tenure: Freehold

EPC Rating: D

Council Tax Band: C

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)





### Outside Front

Front yard laid to terracotta floor tiles and brick wall with capping stones

### Entrance Porch

2' 5" x 2' 11" (0.74m x 0.89m)

Accessed via uPVC front door with obscured DG panel and transom over with House Number; carpeted; gas meter

### Entrance Hallway

10' 11" x 3' 0" (3.32m x 0.91m)

Accessed via timber front door with obscured stained glass panel; carpeted; radiator; RCD Consumer Unit and electricity meter; access to Reception Rooms and stairs rise to First Floor

### Open Plan Living Room

10' 1" PLUS BAY x 10' 10" TO FIREPLACE (3.07m x 3.30m)

Carpeted; radiator; bay window to front with uPVC DG windows

### Open Plan Dining Room

11' 10" x 12' 5" (3.60m x 3.78m)

Carpeted; radiator; uPVC DG window to rear; under stairs cupboard; access to Kitchen

### Kitchen

11' 0" x 10' 2" (3.35m x 3.10m)

Tiled flooring; radiator; matching wall and base unit with worktops over and tiled splash backs; stainless steel sink with draining board and mixer tap; integrated Hotpoint 4-ring gas hob with extractor hood over; integrated Belling electric oven and grill; integrated microwave; integrated Hotpoint fridge/freezer; space and plumbing for washing machine

### W.C.

3' 7" x 2' 7" (1.09m x 0.79m)

Vinyl floor tiles; partly tiled walls; W.C.; uPVC obscured DG window to rear

### Family Bathroom

5' 9" x 5' 5" (1.75m x 1.65m)

Vinyl floor tiles; partly tiled walls; radiator; pedestal wash hand basin with separate hot and cold water taps; panelled bath with mixer tap and thermostatic mains powered shower over; shower curtain rail; uPVC obscured DG window to side

### First Floor Landing

8' 0" x 5' 2" MAX (2.44m x 1.57m)

Carpeted; access to all Bedrooms

### Bedroom 1

10' 10" x 13' 1" PLUS WARDROBES (3.30m x 3.98m)

Carpeted; radiator; built-in wardrobes with sliding mirrored door; 2 x uPVC DG windows to front

### Bedroom 2

11' 3" x 8' 8" MIN PLUS 'DROBES (3.43m x 2.64m)

Carpeted; radiator; in-built cupboard housing gas central heating boiler: Ideal Logic Combi 24; uPVC DG window to rear

### Bedroom 3

10' 9" MAX x 10' 2" (3.27m x 3.10m)

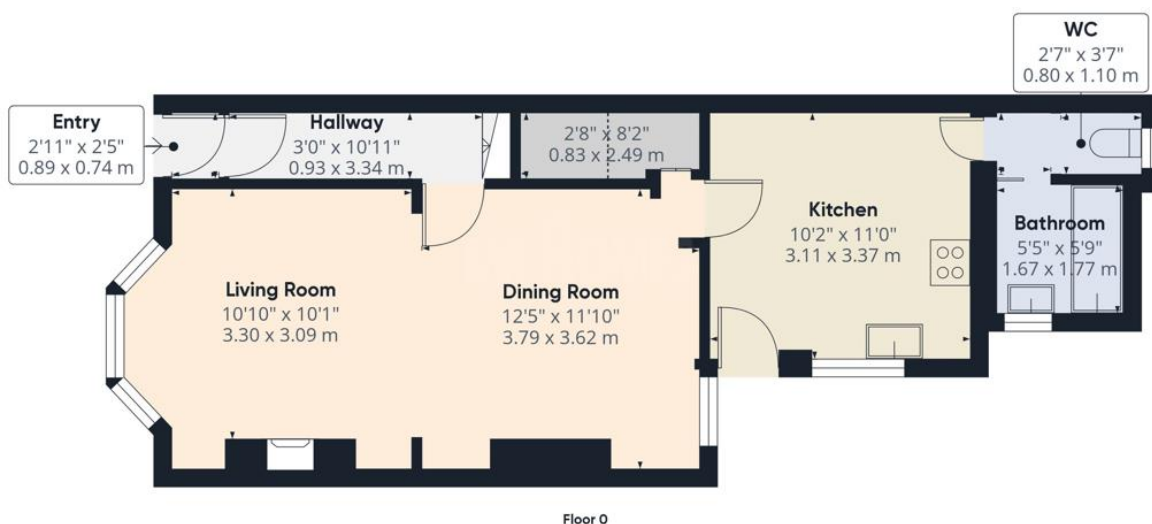
Carpeted; radiator; uPVC DG window to rear

### Rear Garden

Laid to concrete; brick-built shed; gravelled area; access to rear lane via timber gate



**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: 932.59 ft<sup>2</sup> / 86.64 m<sup>2</sup>

Reduced headroom: 9.96 ft<sup>2</sup> / 0.93 m<sup>2</sup>

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.

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