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

**MR HOMES**  
SALES & LETTINGS



Robins Lane,  
Barry  
CF63 1QT

Offers Over £250,000  
Freehold



# Robins Lane, Barry, Barry. CF63 1QT.

- STUNNING 3-BEDROOM FAMILY HOME (UPGRADED & MODERNISED THROUGHOUT)
- REAL OAK FLOORING
- RE-FITTED KITCHEN IN OAK with MARBLE WORKTOPS
- SEPARATE LIVING & DINING ROOMS
- MAIN BEDROOM with OPEN-PLAN EN-SUITE
- LARGE BAY WINDOW
- ORIGINAL FEATURE FIREPLACES
- ATTRACTIVE & ENCLOSED REAR GARDEN
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- TENURE: FREEHOLD



STRAIGHT INTO THIS STUNNING 3-BEDROOM FAMILY HOME (UPGRADED & MODERNISED THROUGHOUT) LOCATED AT ROBINS LANE, BARRY - RE-FITTED KITCHEN IN OAK with MARBLE WORKTOPS - REAL OAK FLOORING - MAIN BEDROOM with OPEN-PLAN EN-SUITE - ORIGINAL FEATURE FIREPLACES & LARGE BAY WINDOW - SEPARATE LIVING & DINING ROOMS - ATTRACTIVE & ENCLOSED REAR GARDEN - TENURE: FREEHOLD.

**MR HOMES** are pleased to Offer **FOR SALE** this Immaculate 3-Bedroom Terraced Family Home, comprising in brief; Entrance Hallway, Living Room with Bay Window, Double Doors to the Dining Room, Re-Fitted Kitchen/Breakfast & Sitting Room, Staircase to the 1st Floor Landing, Bedroom 1 with Open-Plan 4-Piece bathroom Suite, Bedroom 2, Bedroom 3 & a Custom Built Modern Shower Room. The Front Garden has a Brick Boundary Wall to 1 Side and a Hedge Boundary to the Other Side. The Beautiful & Attractive Rear Garden is Enclosed. The Property Further Benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler.

360 VR Tour Link > <https://tour.giraffe360.com/robinslane29ap>

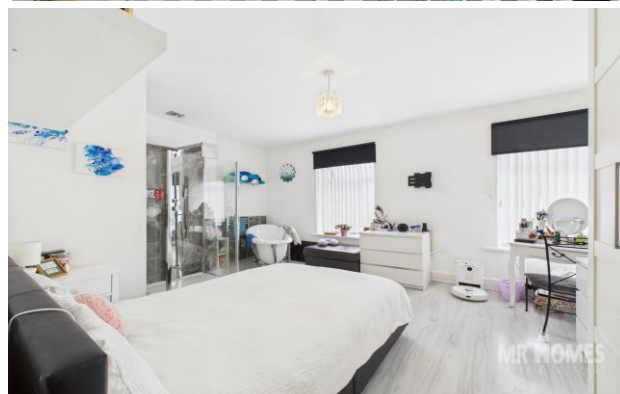
EPC Rating = C.  
Council Tax Band = C.

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, schools, parks and excellent transport links.

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST**  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Hallway - 25' 0" x 5' 3" max (7.61m x 1.60m)**

Enter via Solid Wooden Door, Real Oak Flooring, Single Panel Radiator, Understair Storage Area, Wall Mounted RCD Consumer Unit & Thermostat, Plastered Walls & Ceiling.

**Living Room with Bay Window - 12' 0" x 11' 9" (3.65m x 3.58m)**

Real Oak Flooring, uPVC D/g Window to Front, Single Panel Radiator, Feature Fireplace, Plastered Walls & Ceiling, Double Doors to Dining Room.

**Dining Room - 11' 6" x 9' 11" (3.50m x 3.02m)**

Real Oak Flooring, uPVC D/g Patio Doors to Rear Garden, Single panel Radiator, Feature Fireplace, Plastered Walls & Ceiling.

**Kitchen/Breakfast Room & Sitting Room - Re-Fitted**

21' 7" x 8' 7" (6.57m x 2.61m)

Large Tile Flooring, Matching Wall & Base Units with Oak Doors & Drawers, Marble Worktops Over & Matching Upstands, Space for Range Gas Cooker, Extractor Hood Over, Stainless Steel Sink & Quarter Bowl with Drainer Carved into Marble Worktop, Mixer Tap Over, uPVC D/g Window to Side, Integrated Neff Dishwasher, Neff Microwave, Wine Cooler, Plumbed for Washing Machine, Space for Tall Fridge-Freezer, Wall Mounted Vertical Flat Bar Radiator, Plastered Walls & Ceiling, uPVC D/g Patio Doors to Rear Garden.

**1st Floor Landing - 8' 5" x 5' 3" (2.56m x 1.60m)**

Quality Fitted Carpet to Staircase & Landing, Plastered Walls & Ceiling, Hatch to Insulated Loft, Doors to Bedrooms 1, 2, 3 & Shower Room.

**Bedroom 1 with Open-Plan En-Suite Bath & Shower Cubicle**

15' 11" x 11' 9" (4.85m x 3.58m)

Bedroom Section:- Laminate Flooring, 2x uPVC D/g Windows to Front, Wall Mounted Flat Bar Vertical Radiator with Inset Mirror, Plastered Walls & Ceiling. Bath & Shower Room Section:- Tiled Flooring, Freestanding Bath with Chrome Legs & Chrome Mixer tap Over with Attached Showerhead, Walk-In-Shower Cubicle with Dual Rainfall & Handheld Showerheads Over, Ceiling Mounted Electric Extractor Fan, Circular Wash Hand Basin with Chrome Mixer Tap & Vanity Drawers, Close-Coupled W.c, Chrome Ladder Radiator, Walls Tiled Up to Half Height & Height of Shower Cubicle.

**Bedroom 2 - 12' 11" x 9' 3" (3.93m x 2.82m)**

Laminate Flooring, 2x uPVC D/g Windows to Rear & Side, Single Panel Radiator, Plastered Walls & Ceiling, Hatch to Loft.

**Bedroom 3 - 9' 4" x 7' 10" (2.84m x 2.39m)**

Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls & Ceiling.

**Shower Room - Re-Fitted - 10' 3" x 3' 5" (3.12m x 1.04m)**

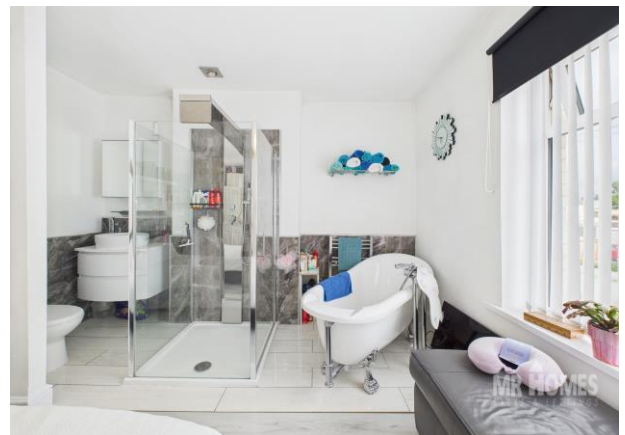
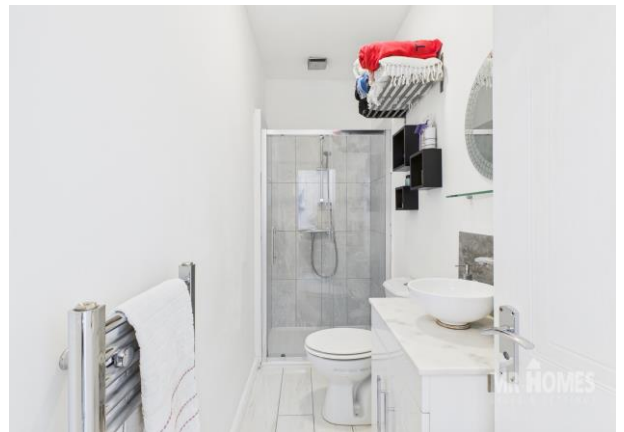
Tiled Flooring, Fully Tiled Walk-In-Shower Cubicle with Mixer Shower, Ceiling Mounted Electric Extractor Over, Circular Wash Hand Basin with Mixer Tap, Set in a Marble Top, Vanity Cupboard & Tiled Splashback, Close-Coupled W.c, Chrome Ladder/Towel Radiator, Plastered Walls & Ceiling.

**Front Garden**

Brick Wall & Hedge Border, Patio Slabs & Grass.

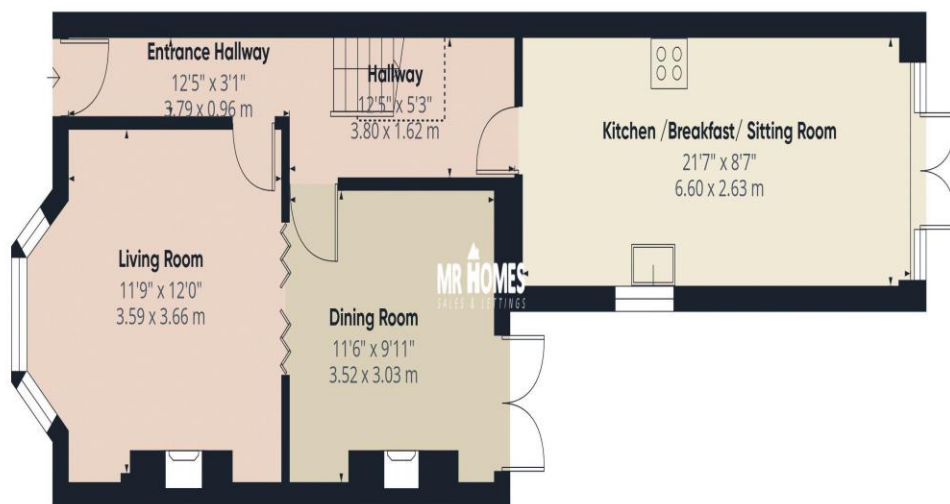
**Attractive Rear Garden**

A Range of Flowers, Plants, Shrubs, Astroturf & Laid Lawn with a Patio Pathway through the Centre. Shed to Rear of Garden will Stay. Outside Tap.

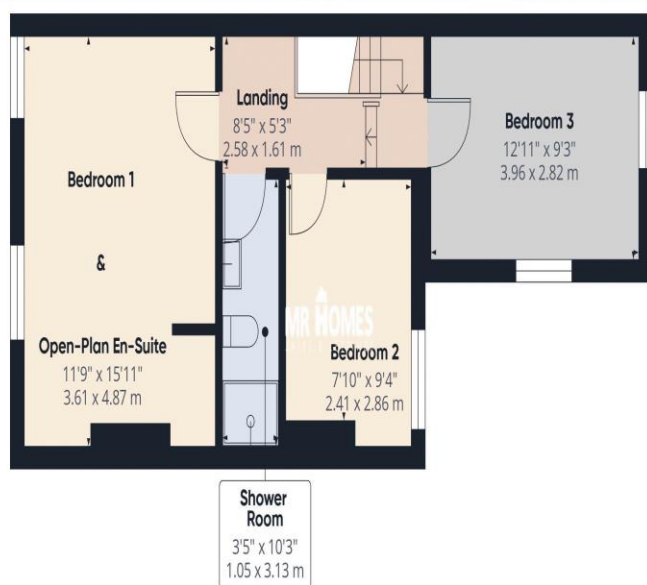




**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.



Ground Floor



1st Floor



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

1028 ft<sup>2</sup>

95.6 m<sup>2</sup>

**Reduced headroom**

13 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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