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MR HOMES
SALES & LETTINGS



Broad Street
Barry, Vale of Glamorgan
CF62 7AD

£185,000
Freehold

Broad Street, Barry, Vale of Glamorgan, CF62 7AD

- NO CHAIN
- CURRENT D1 CLASSIFICATION (VETERINARY CLINICS, HEALTH CENTRES, CRECHES, DAY NURSERIES)
- CHANGE OF USE APPLICATION TO RESIDENTIAL
- DOUBLE BAY FRONTED
- ORIGINAL PERIOD FEATURES
- GENEROUS ROOM DIMENSIONS
- REAR GARDEN WITH GARAGE
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING



NO CHAIN - PERIOD DOUBLE BAY FRONT PROPERTY - CURRENT COMMERCIAL STATUS D1 - PREVIOUSLY USED AS A VETERINARY SURGERY - PLANNING APPLICATION FOR CHANGE OF USE TO RESIDENTIAL DWELLING (VALE OF GLAMORGAN COUNCIL APPLICATION NUMBER 2025/00968/FUL) – FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this period double bay front property. In recent years, the property has been converted into a commercial space and operated as a veterinary practice (D1 COMMERCIAL CLASSIFICATION) but permission is currently being sought for a return to residential status. Please visit Vale of Glamorgan Planning Portal and use **application number 2025/00968/FUL** for full details of the proposed dwelling with single storey rear extension. The property further benefits from an enclosed north-west facing rear garden with Garage and access to rear lane.



Tenure: Freehold

CEPC Rating: TBC

Current Rateable Value: £11,000 (1st April 2023 to present)

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

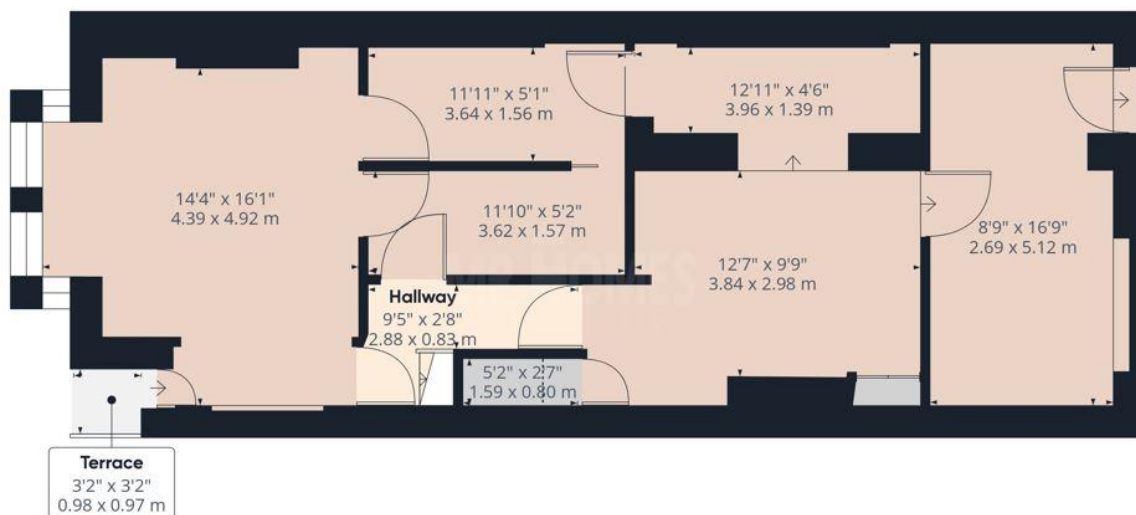
FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

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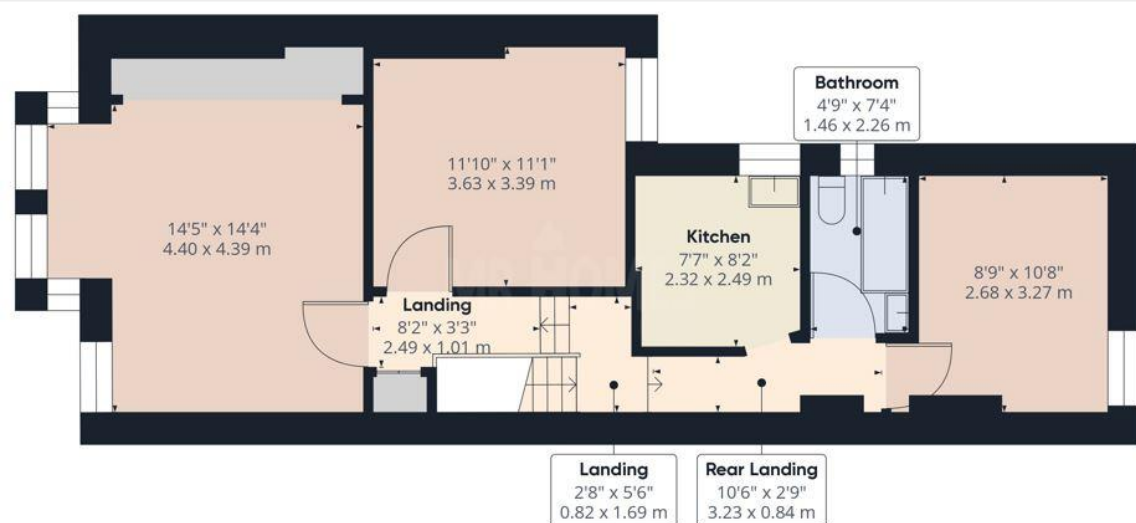




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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: 1,352.59 ft² / 125.66 m²

Reduced headroom: 8.12 ft² / 0.75 m²

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.

CARDIFF & THE VALE

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