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MR HOMES
SALES & LETTINGS



St Oswald's Road
Barry, Vale of Glamorgan
CF63 2JW

£185,000
Freehold

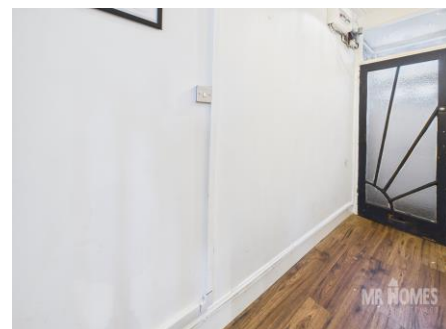
St Oswald's Road, Barry, Vale of Glamorgan, CF63 2JW

- NO CHAIN
- PERIOD PROPERTY
- LARGE REAR GARDEN
- 2 DOUBLE BEDROOMS
- OPEN-PLAN LIVING AREA/KITCHEN
- ON-STREET PARKING
- NEARBY VICTORIA PARK
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- FREEHOLD



NO CHAIN - ATTENTION FIRST TIME BUYERS - ATTENTION LANDLORDS/INVESTORS - PERIOD PROPERTY - 2 DOUBLE BEDROOMS - ON-STREET PARKING - ENCLOSED FRONT YARD - LARGE REAR GARDEN - OPEN-PLAN LIVING AREA & KITCHEN - FAMILY BATHROOM - FREEHOLD

MR HOMES are delighted to represent our client in bringing to market **FOR SALE** with **NO ONGOING CHAIN** this 2-bedroom period mid-terrace property located in the popular area of Cadoxton in Barry. The property comprises of enclosed front yard; entrance porch; entrance hallway; spacious sitting room leading into open-plan fitted kitchen; utility room; enclosed rear garden. To the first floor there are two double bedrooms and the family bathroom. In terms of location, Victoria Park is just a minute's walk from the front door. Cadoxton railway station is 0.3 mile away (approx. 7 minute walk through Victoria Park) with regular train services to Cardiff Central that will have you into the Welsh capital in approx. 20 minutes. The M4 Corridor is within easy reach providing access to a range of destinations in South Wales and beyond.



Tenure: Freehold

EPC Rating: D

Council Tax Band: B

Mains Electricity and Gas. Mains Water and Sewerage connected to Mains Drains. Broadband and Mobile Coverage.

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD

WWW.MR-HOMES.CO.UK



Outside Front

Enclosed via low level wall; tiled flooring leading to front door; area for bin storage

Entry Porch

2' 7" x 2' 11" (0.79m x 0.89m)

Access via composite front door with obscured uPVC panels; original flooring; tiled walls; timber and glazed door leading to hallway

Entrance Hallway

8' 1" x 2' 11" (2.46m x 0.89m)

Laminate flooring; RCD Consumer Unit; electricity meter

Living Area

12' 3" INTO BAY x 10' 3" (3.73m x 3.12m)

Laminite flooring; bay window to front with uPVC double glazed windows; log burner; ladder style radiator

Kitchen

10' 11" x 13' 8" (3.32m x 4.16m)

Laminite flooring; feature fireplace; modern fitted kitchen with matching wall and base units with worktops over and tiled splash backs; Island unit incorporating 4-ring electric hob; units with integrated electric fan-assisted oven; ceramic sink with half bowl and draining board with mixer tap; integrated Fridge/Freezer; uPVC double glazed window to rear

Utility Room

8' 4" x 7' 3" (2.54m x 2.21m)

Laminite Flooring; wall and base units and worktops to match Kitchen; tiled splash backs; stainless steel sink with half bowl and draining board with mixer tap; space and plumbing for washing machine; uPVC door with double glazed panels provides access to rear garden; uPVC double glazed window to rear.

First Floor Landing

11' 4" MAX x 5' 0" MAX (3.45m x 1.52m)

Fitted carpets. Doors to all bedrooms & bathroom. Access to loft hatch.

Family Bathroom

8' 6" x 7' 7" (2.59m x 2.31m)

Vinyl flooring; Freestanding bath with mixer tap and retractable shower hose; WC; pedestal wash hand basin with mixer tap; Worcester Combi boiler; Ladder radiator; uPVC double glazed window to rear

Bedroom 1

9' 9" x 14' 7" (2.97m x 4.44m)

Fitted carpets. Double panel radiator. 2 x uPVC double glazed window to front

Bedroom 2

11' 2" x 9' 2" (3.40m x 2.79m)

Fitted carpets. uPVC double glazed window to rear. Double panel radiator.

Rear Garden

Steps lead down to garden area; storage space



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: 725 ft² / 67.3 m²
 Reduced headroom: 12 ft² / 1.1 m²
 Reduced headroom: ----- Below 5 ft / 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate and 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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