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MR HOMES
SALES & LETTINGS



Phyllis Street
Barry Island. The Vale
CF62 5UU

Guide Price £169,000 - £179,000
Freehold

Phyllis Street. Barry Island. The Vale. CF62 5UU

Overview

- NO CHAIN
- *** PROBATE GRANTED ***
- OPPERTUNITY FOR BUYERS TO MAKE THIS HOUSE A HOME
- DOWNSTAIRS SHOWER ROOM
- EASY LOFT ACCESS
- FREEHOLD
- DESIRABLE AREA
- CLOSE TO SHOPS AND SCHOOLS
- COUNCIL TAX: B



NO CHAIN

PERFECT OPPORTUNITY FOR BUYERS TO MAKE THIS HOUSE A HOME. SUITABLE FOR INVESTORS KEEN TO RENOVATE AND INTRODUCE FOR LET. 2-BED MID TERRACE HOUSE - LIVING ROOM - DINING ROOM - KITCHEN - DOWNSTAIRS SHOWER ROOM & UPSTAIRS FAMILY BATHROOM - ACCESS TO LOFT ROOM - FREEHOLD

MR HOMES Offer **FOR SALE** this 2-Bedroom Mid Terraced property comprising in brief; Entrance Hallway; Living Room; Dining Room; Kitchen; Downstairs Disabled Access Shower room; Outbuilding. Staircase to the 1st Floor Landing giving access to Bedrooms 1 & 2 - Family Bathroom; Second staircase rising to Loft Room. Conveniently located in a desirable neighbourhood, you'll enjoy easy access to local amenities, schools, parks and a short walk to Barry Island.

EPC Rating: D & Council Tax Band: B

FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO Ltd, Call 02920 204 555 opt. 4



Entrance Hallway

3' 4" x 3' 2" (1.02m x 0.96m)

Accessed via uPVC Front Door with Obscured DG Panel: Carpeted; RCD Consumer Unit; Electric Meter

Dining Room

10' 10" x 11' 1" (3.30m x 3.38m)

Carpeted; Radiator; uPVC DG window to Front

Living Room

10' 8" x 14' 10" (3.25m x 4.52m)

Carpeted; Gas Fireplace; uPVC Door to Rear Garden; access to Kitchen

Kitchen

10' 0" x 6' 11" (3.05m x 2.11m)

Matching base and wall units with worktops over and tiled splash backs; Integrated Gas Hob with Extractor Hood Over; Ideal Logic Combi c30 Combi Ch Boiler; uPVC DG Window to Side

Rear Hallway

2' 8" x 5' 5" (0.81m x 1.65m)

Tiled Flooring; Radiator; Small Cupboard; access to Rear Garden via uPVC DOOR with Obscured DG Unit; access to Downstairs Bathroom

Disabled Access Shower Room

7' 10" x 7' 0" (2.39m x 2.13m)

Vinyl Flooring Double Radiator;; Disabled Access Shower Cubicle with MIRA Advance Electric Shower; Pedestal Wash Hand Basin; WC; uPVC DG Windows, 1 to Side, 1 to Rear; Extractor Fan

Outbuilding

17' 2" x 13' 0" (5.23m x 3.96m)

Block construction; concrete flooring with ramp; access to lane via uPVC Door; corrugated metal roof

First Floor Landing

Carpeted; Starlift in situ; access to Bedrooms 1 & 2 and Family Bathroom

Family Bathroom

9' 2" x 6' 11" (2.79m x 2.11m)

Carpeted; Tiled Walls; matching Bathroom Suite including Bath, Sink and WC; Radiator; uPVC DG Window to Side

Bedroom 2

10' 8" x 7' 9" (3.25m x 2.36m)

Carpeted; Radiator; uPVC DG Window to Rear

Bedroom 1

10' 11" x 13' 7" (3.32m x 4.14m)

Carpeted; Double Radiator; Inbuilt Cupboard; Stairs rising to Attic Room; 2 x uPVC DG Windows to Front

Loft

15' 5" x 11' 5" (4.70m x 3.48m)

Carpeted stairs rise from Bedroom 1. Carpeted; 2 x Storage Cupboards;



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. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1268.78 ft²

117.87 m²

Reduced headroom

110.92 ft²

10.3 m²

(1) Excluding balconies and terraces

☒ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

CARDIFF & THE VALE

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