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MR HOMES  
SALES & LETTINGS



Pontypridd Road,  
Barry,  
CF62 7LS

Guide Price £220,000 £230,000  
Freehold – CASH BUYERS ONLY !!!

Pontypridd Road  
Barry, Barry, CF62 7LS

## Overview

- GUIDE PRICE: £220,000 to £230,000

CASH BUYERS ONLY!!!

- NO CHAIN!!!
- DOUBLE BAY FRONTEDED
- 2 RECEPTION ROOMS
- 19ft DETACHED GARAGE
- LARGE DRIVEWAY
- VERY LARGE REAR GARDEN
- uPVC D/G WINDOWS
- GAS C/H with COMBI-BOILER
- FREEHOLD



**NO CHAIN !!! – CASH BUYERS ONLY !!!**  
A DOUBLE BAY FRONTEDED DETACHED  
BUNGALOW - PARQUET FLOORING - 2  
RECEPTION ROOMS - 2 BEDROOMS -  
19ft DETACHED GARAGE - LARGE  
DRIVEWAY - VERY LARGE REAR GARDEN  
- FREEHOLD.

**MR HOMES** are very pleased to Offer  
**FOR SALE** this 2-Bedroom Detached  
Bungalow comprising in brief; Inner  
Porch Entrance, Hallway with Parquet  
Flooring, Lounge with Bay Window &  
Parquet Flooring, Dining Room with  
Parquet Flooring & a Patio Sliding Door  
to Rear Garden, Kitchen, Bedroom One  
with Bay Window, Bedroom 2 &  
Bathroom. The Front Garden is Tiered,  
The Very Large Rear Garden is  
Enclosed. Large Driveway leads up to  
the 19ft Detached Garage. uPVC Double  
Glazing Windows & Gas Central Heating  
powered by a BETACOM 2 28 Combi-  
Boiler.

**EPC Rating = Awaiting Assessment...**  
**Council Tax Band = E.**

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**FREE MORTGAGE ADVICE AVAILABLE  
UPON REQUEST...**



**Inner Porch Entrance** - 3' 0" x 2' 8" (0.91m x 0.81m)

Tiled Flooring, Stained Glass Inner Door to Hallway.

#### **Hallway**

Real wood parquet flooring, single panel radiator, picture rail, spotlighting to ceiling, doors leading to lounge, bed 1, bed 2, bathroom and dining room.

**Lounge** - 13' 11" into Bay x 11' 2" (4.24m x 3.40m)

Real wood parquet flooring, uPVC double glazed bay window to front. double panel radiator, picture rail.

**Dining Room** - 11' 10" x 11' 9" (3.60m x 3.58m)

Real wood parquet flooring, patio sliding door to rear garden, single panel radiator. Door into Kitchen.

**Kitchen** - 14' 11" x 11' 6" (4.54m x 3.50m)

Tiled flooring - base units with work surfaces over - stainless steel sink and drainer, uPVC D/g windows to rear & side - 2x single panel radiators - plumbed for washing machine. Door to Pantry housing Glow.Worm BETACOM 2 28 Combi-Boiler, Electric Fuse Box, Gas & Electricity Meters. uPVC Door to Rear Garden.



**Bedroom 1** - 14' 0" into Bay x 11' 1" (4.26m x 3.38m)

Real wood parquet flooring, UPVC double glazed bay window to front, double panel radiator, built in wardrobe.

**Bedroom 2** - 10' 5" x 8' 6" (3.17m x 2.59m)

real wood parquet flooring, uPVC double glazed window to side, double panel radiator, built in wardrobes, double panel radiator, picture rail.

**Bathroom** - 6' 2" x 7' 6" (1.88m x 2.28m)

Tiled flooring, panel bath with electric shower over, chrome ladder radiator, built in cupboard, uPVC double glazed frosted window to side, wash hand basin with mixer tap, W.c, wall mounted extractor fan.

#### **Front Garden**

Tiered garden, wall mounted welcome lamp lights to front & side, access to rear via side.

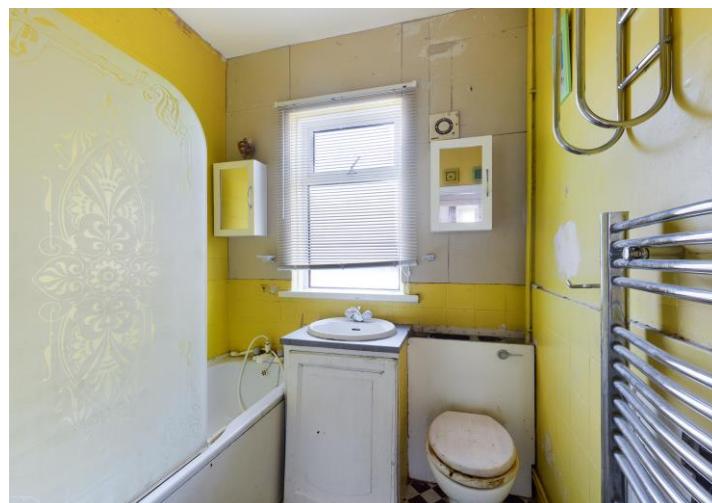
**Rear Garden - Very Large & Enclosed**

Large + enclosed garden, outside tap, patio area.

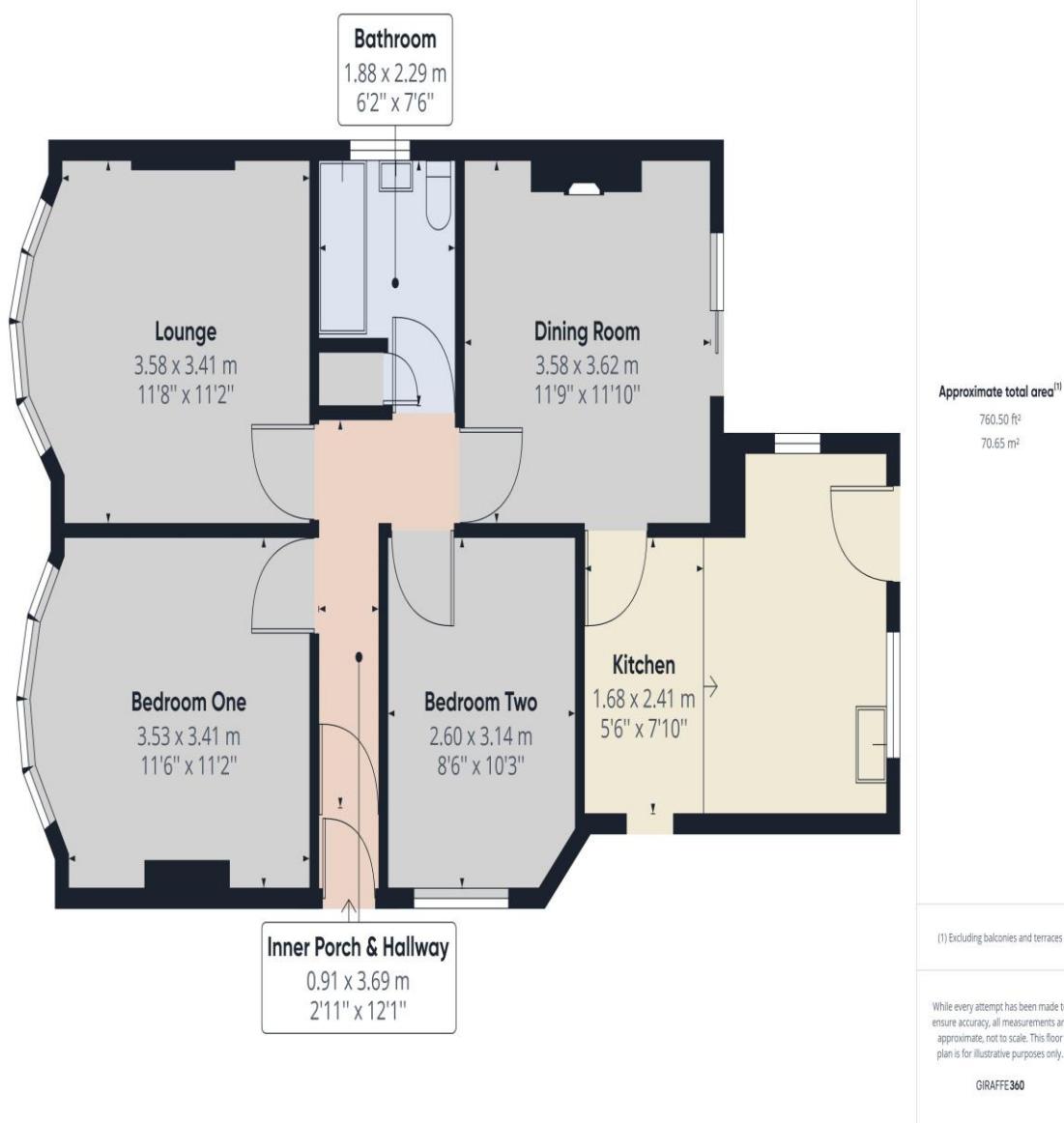
#### **Driveway leads to Garage**

**Garage** - 19' 1" x 8' 2" (5.81m x 2.49m)

Accessed via double doors, windows to side + rear, power points + lighting. wall mounted RCD consumer unit.



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.



**CARDIFF WEST**

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