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**MR HOMES**  
SALES & LETTINGS



Rhodfa'r Hurricane  
St. Athan, Barry  
CF62 4HP

OFFERS IN EXCESS OF £225,000  
Freehold



# Rhodfa'r Hurricane, St. Athan, Barry, CF62 4HP

- NEARLY-NEW BARRATT HOME
- PARC FFERM WEN DEVELOPMENT
- DOUBLE DRIVEWAY
- SOUTH-FACING REAR GARDEN
- 2 DOUBLE BEDROOMS
- COSY LIVING ROOM
- DOWNSTAIRS WC
- MODERN KITCHEN
- uPVC DG & GAS CENTRAL HEATING
- FREEHOLD



A BEAUTIFULLY PRESENTED NEARLY NEW 2-DOUBLE BEDROOM SEMI-DETACHED STARTER HOME SITUATED ON THE NEW BARRATT HOMES DEVELOPMENT OF PARC FFERM WEN - SEMI-RURAL LOCATION NEAR VILLAGE OF ST ATHAN - CLOSE TO NEARBY SHOPS & AMENITIES - EXCELLENT TRANSPORT LINKS TO A48/M4, CARDIFF AIRPORT, CARDIFF CITY CENTRE - SOUTH FACING REAR GARDEN - DOUBLE DRIVEWAY - FREEHOLD - BALANCE OF NHBC CERTIFICATE (approx. 8 years)



**MR HOMES** are delighted to represent our client in bringing to market this nearly new 2-Bedroom Semi-Detached Home, briefly comprising: Entry; Living Room; Downstairs WC; Understairs Storage Cupboard; Kitchen; First Floor Landing; Master Bedroom with Large Storage Cupboard; Bedroom 2; Family Bathroom Suite; Low-Maintenance Front Garden; South Facing Rear Garden; Double Driveway to Front. uPVC Double Glazed Windows & Gas Central Heating Powered by an Ideal Logic ESP1 35kw Combi-Boiler. The area directly opposite the property will be developed into open green space (site plans available on request).



**Tenure: Freehold**

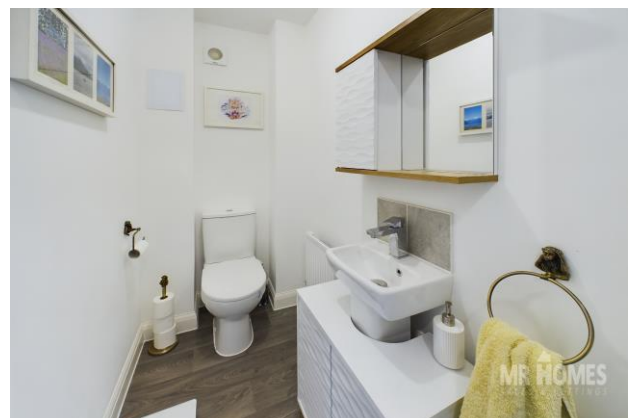
**EPC Rating: B**

**Council Tax Band: B**

**Mains Electricity and Gas. Water & Sewerage Connected to Mains Drains. Broadband & Mobile Signal Coverage.**

**FREE MORTGAGE ADVICE AVAILABLE FROM INDEPENDENT SPECIALISTS INFIMO LTD**

**WWW.MR-HOMES.CO.UK**



## Outside Front

Tarmac double driveway; paving slabs; 2 steps up to front door

## Entry

3' 4" x 2' 7" (1.02m x 0.79m)

Accessed via composite front door with obscured DG panel; Vinyl flooring; Radiator; RCD Consumer unit

## Living Room

12' 1" x 13' 0" MAX (3.68m x 3.96m)

Carpeted; double radiator; uPVC DG window; access to Kitchen and staircase rising to First Floor



## Downstairs WC

3' 5" x 6' 1" (1.04m x 1.85m)

Vinyl flooring; radiator; GEBERIT sink with BRISTAN stainless steel mixer tap; GEBERIT WC; Vent-Axia extractor fan

## Understairs Cupboard

Space for tumble dryer

## Kitchen

7' 7" x 13' 0" (2.31m x 3.96m)

Vinyl flooring; matching wall and base units with worktops over and matching Splashbacks; integrated ZANUSSI 4-ring gas hob with glass splashback and extractor hood over; integrated ZANUSSI electric fan-assisted oven; integrated fridge-freezer; integrated ZANUSSI slim-line dishwasher; cupboard housing gas central heating Combi boiler: Ideal Logic Combi ESP1 35; uPVC French Doors with uPVC windows to both sides provide access to rear garden



## First Floor Landing

6' 1" x 3' 0" (1.85m x 0.91m)

Carpeted; radiator; access to Bedrooms 1 & 2 and Family Bathroom; access hatch to loft

## Bedroom 1

9' 6" x 12' 11" MAX (2.89m x 3.93m)

Carpeted; radiator over stairs storage cupboard; uPVC DG window to front

## Bedroom 2

7'7" x 12' 11" (2.32m x 3.94m)

Carpeted; radiator; uPVC DG window to rear



## Family Bathroom

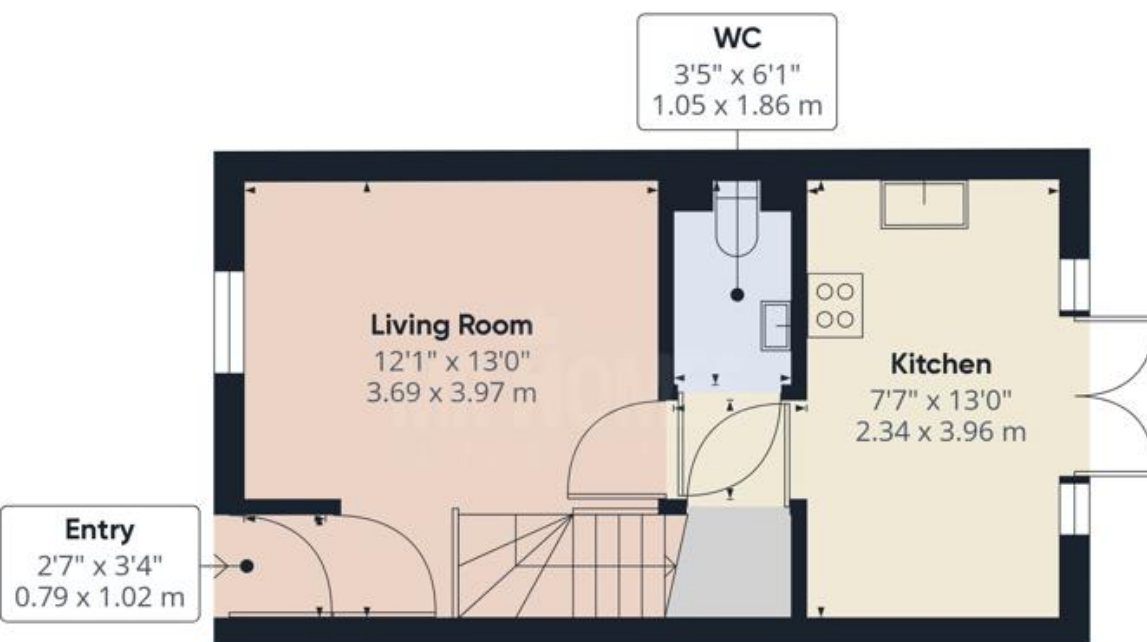
6' 1" x 6' 4" (1.86m x 1.95m)

Vinyl flooring; partly tiled walls; matching white GEBERIT suite comprising pedestal Wash hand basin with BRISTAN stainless steel mixer tap and tiled splashback; WC; panelled bath with BRISTAN stainless steel mixer tap and mains powered shower and glass shower screen; radiator; 115v/230v electric shaver socket; Vent-Axia extractor fan

## Rear Garden

Mainly laid to lawn; small, slabbed area directly outside kitchen doors; enclosed on all sides by timber fencing; timber gate provides access from the side of the property





Floor 0



Floor 1

Approximate total area: 566.60 ft<sup>2</sup> / 52.64 m<sup>2</sup>

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.

**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.

## CARDIFF & THE VALE

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