

02920 204 555

Homes House. Unit 9 & 10  
253 Cowbridge Road West,  
Cardiff, CF5 5TD  
email: [sale@mr-homes.co.uk](mailto:sale@mr-homes.co.uk)

[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

MR HOMES  
SALES & LETTINGS



Gibbonsdown Rise, Barry.  
The Vale of Glamorgan  
CF63 1DT

Guide Price £295,000 to £305,000  
Freehold

# Gibbonsdown Rise, Barry Vale of Glamorgan. CF63 1DT

## Overview

- WELL PRESENTED
- DETACHED PROPERTY
- LONG DRIVEWAY AND GARAGE
- LIVING ROOM
- KITCHEN/DINER
- MASTER ENSUITE
- THREE DOUBLE BEDROOMS
- EPC - B
- ONLY 5 YEARS OLD
- VIEWING IS A MUST TO APPRECIATE



\*\*\* Guide Price £295,000 - £305,000 \*\*\*

**DETACHED FAMILY HOUSE - LIVING ROOM - KITCHEN/DINER ROOM - UTILITY ROOM - THREE BEDROOMS - MASTER ENSUITE - BATHROOM - ENCLOSED GARDEN - GARAGE**

**FREEHOLD**

**MR Homes** have been instructed by our clients looking to sell this well presented family detached house . The property is only 5 years old and still benefits from the NHBC guarantee. With Barry town being within easy walking distance from the property, where there are a range of local amenities, shops and eateries to enjoy, ideal for popular schools and within catchment areas, and situated perfectly for road and transport links.

The accommodation consists of an entrance hallway, Living room, kitchen/diner, Utility room, downstairs cloakroom, three bedrooms with master en-suite and family bathroom. To the front is a long driveway and garage and mature shrubs. To the rear a fully enclosed garden benefiting from side access and door leading into garage. Mr Homes strongly advise securing your viewing as soon as possible. A great house full of charm and warmth! Don't miss out



**EPC Rating = B & Council Tax Band = E**

### **Entrance Hallway**

Entry via a Upvc door. Smooth ceiling and walls. Carpet. Radiator. Doors leading to living room, downstairs toilet and storage cupboard. Stairs arising to first floor.

### **Living Room**

12' 11" x 13' 0" (3.937m x 3.955m)

Smooth ceiling and walls. carpet. radiator. Upvc window to front.

### **Downstairs toilet**

5' 5" x 3' 1" (1.641m x 0.929m)

Smooth ceilings and walls. Vinyl flooring. Radiator. W.c. Sink.

### **Utility room**

7' 8" x 5' 4" (2.345m x 1.637m)

Smooth ceilings and walls. Continuation of vinyl flooring. Access to garden. Space for washing machine and dryer. Wall mounted combi boiler.

### **Kitchen/Diner**

18' 2" x 9' 4" (5.528m x 2.839m)

Smooth ceilings and walls. Vinyl flooring. Radiator . Wall and base units. Space for fridge/freezer. Space for dishwasher. Gas hob and electric oven. Upvc window overlooking the garden. From the dining area Upvc french doors give garden access.

### **First Floor Landing**

Smooth ceilings and walls. carpet. doors leading to all bedrooms, family bathroom and storage cupboard. loft access.

### **Bedroom One**

11' 10" x 10' 10" (3.616m x 3.291m)

Smooth ceilings and walls. carpet .radiator. Upvc window to front. Door leading to ensuite.

### **Bedroom Two**

9' 6" x 9' 6" (2.893m x 2.884m)

Smooth ceilings and walls. radiator. carpet. upvc window to rear.

### **Bedroom Three**

9' 6" x 8' 4" (2.885m x 2.538m)

Smooth ceilings and walls. carpet. radiator. Upvc window to rear.

### **Family bathroom**

6' 10" x 5' 7" (2.087m x 1.700m)

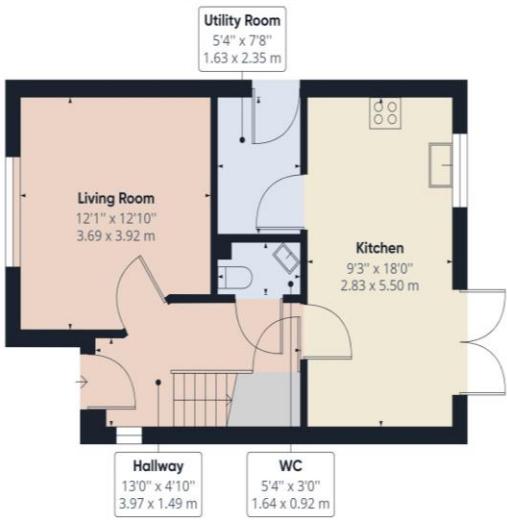
Smooth ceilings and walls. bath with splash back tiling. W.c. sink. Obscure upvc window to side.

### **Rear garden**

Fully enclosed with side access and garage access. Patio and laid to lawn.



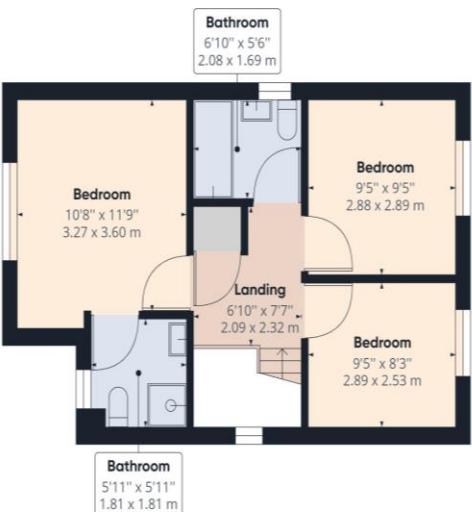
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate.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

Approximate total area<sup>(1)</sup>

904.69 ft<sup>2</sup>  
84.05 m<sup>2</sup>



Floor 1 Building 1

(1) Excluding balconies and terraces

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

Homes House, Unit 9& 10  
253 Cowbridge Road West,  
Cardiff,  
CF5 5TD