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MR HOMES
SALES & LETTINGS



Lee Road
Barry
CF63 1DA

GUIDE PRICE:- £135,000 to £145,000
LEASEHOLD (with Opportunity to BUY Freehold*)

Lee Road
Barry,
CF63 1DA

Overview

- NO CHAIN!!
- TWO DOUBLE BEDROOMS!!
- RECENTLY MODERNISED!!
- BRAND NEW COMBI BOILER!!
- RE-FITTED KITCHEN & BATHROOM!!
- 0.5 MILES TO NEAREST TRAIN STATION!!
- DOWNSTAIRS BATHROOM!!
- STREET PARKING!!
- PEDESTRIAN REAR ACCESS!!



NO CHAIN - VERY WELL PRESENTED 2-BEDROOM TERRACED PROPERTY- MOVE STRAIGHT IN - EXCELLENT TRANSPORT LINKS

MR HOMES are pleased to Offer **FOR SALE** this 2-Bedroom Terraced Property, comprising in brief; Entrance Hallway Leading to The Open-Plan Living & Dining Room; Fitted Cupboard to Under-Stair Storage; Modern Fitted Kitchen and Downstairs Bathroom with Walk-in Shower; First Floor Landing Leading to Bedrooms 1 & 2 Both Recently Re-plastered with Newly Fitted Carpet.

The Rear Garden is Low Maintenance with Steps Leading To A Raised Patio Area Perfect for Outside Dining. There is a Rear Gate for Pedestrian Access Leading to Llewellyn Avenue via a Lockable Gate for Residents Only.

uPVC Double Glazing Windows & New Gas Central Heating powered by an 'IDEAL ATLANTIC'.

*The Property is currently Leasehold (with a very low Ground Rent of £2p/a and the Opportunity to buy The Freehold (Approx £750+Conveyancing Fees)

EPC Rating = Awaiting Assessment.
Council Tax Band = B.

Please Call Us On 02920 204 555 To Register Your Interest or Please Book Online @WWW.MR-HOMES.CO.UK -
FREE MORTGAGE ADVICE AVAILABLE - Ask Us



Entrance Hallway

14' 5" x 3' 0" (4.400m x 0.923m)

Original quarry tiles ;uPVC D/G Front Door; Cupboard Housing Consumer Unit; 'Acova Column' Radiator; Door Leading to Open Plan Living Dining Room

Living room

10' 8" x 9' 8" max to max inc chimney breast (3.24m x 2.94m)

Replastered walls ; 6 x Silver Chrome Double Plug Sockets; Cupboard Housing (smart) Gas Meter; New Grey Carpet; uPVC D/G Window to Front; Tall Modern White 'Acova Column' Radiator.

Dining room

11' 6" x 9' 11" plus alcoves (3.51m x 3.01m)

Original Quarry Tiled Flooring; 2 x Silver Chrome Plug Sockets; 'Acova Column' Radiator; uPVC D/G Window to Rear; Stairs to 1st floor Cupboard to Under Stair Storage.

Kitchen

9' 2" x 6' 10" (2.79m x 2.08m)

Refitted Modern Kitchen; Grey Base Units and Wood Venir Worktops; Integrated Beko Oven and Smeg 4 Ring Gas Hob; Black Resin Sink with Mixer Tap; Neutral Tiled Floor; Plumbed for Standard Size Washing Machine & Room for Fridge Freezer; uPVC D/G Window; Grey shelves; Door Leading to Bathroom

Bathroom

5' 5" x 5' 10" (1.66m x 1.79m)

Downstairs bathroom Laminate flooring Upvc d.g window Ceramic pedestal sink with hot and cold tap Walk in shower Recently tiled neutrally tiled Shower off mains with hot and cold dials Cream Acova tall modern radiator

Landing

Newly Fitted Grey Carpet; Doors to Bedroom 1 & 2.

Bedroom 1

13' 10" x 10' 10" max to max (4.22m x 3.30m)

Main Bedroom With Newly Fitted Grey Carpet; Recently Re-plastered; 2 x uPVC Windows to Front; 'Acova' Tall Modern Radiator; 3 x Double Power Sockets; Hatch to Insulated Attic Space for Storage.

Bedroom 2

10' 9" x 12' 1" max to max (3.27m x 3.68m)

Double Bedroom; Newly Fitted Grey Carpet; Recently Re-plastered; 2 x Double Power Sockets; uPVC D/G Window to Rear Overlooking Garden; Fitted Cupboard Housing Brand New (Less than 6 Months Old) Ideal Combi Boiler and Shelves For Storage; 'Acova' White Modern Radiator.



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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FAIRWATER

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