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**MR HOMES**  
SALES & LETTINGS



Pontypridd Road,  
Barry,  
Vale of Glamorgan  
CF62 7LT

Guide Price £380,000 to £390,000  
Freehold



# Pontypridd Road Barry, Barry, CF62 7LT

## Overview

- GUIDE PRICE: £380,000 to £390,000
- SUPERBLY EXTENDED
- LANDSCAPED GARDENS
- 21ft GARAGE
- LARGE DRIVEWAY
- 3x BATHROOMS (2x EN-SUITES)
- OPEN-PLAN LIVING
- 22ft KITCHEN/BREAKFAST ROOM
- DINING ROOM & DRESSING ROOM/STUDY
- FREEHOLD



SUPERBLY EXTENDED 3-BED SEMI-DETACHED BUNGALOW - MODERNISED THROUGHOUT - OPEN-PLAN MODERN LIVING - 2x EN-SUITE BATHROOMS - ANNEXE EXTENSION TO SIDE with SITTING ROOM, BEDROOM & EN-SUITE - 19ft EXTENDED SITTING ROOM - 22ft RE-FITTED KITCHEN/BREAKFAST ROOM - DRESSING ROOM/STUDY - DINING ROOM - LARGE DRIVEWAY - 21ft GARAGE with REMOTE DOOR ACCESS - BEAUTIFULLY LANDSCAPED FRONT GARDEN & VERY LARGE REAR GARDEN – FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this Greatly Extended 3-Bedroom Semi-Detached Bungalow comprising in brief; Porch Entrance, L-Shaped Hallway with Loft Space, Re-Fitted Shower Room with W.c & Wash Hand Basin, Re-Fitted Kitchen/Breakfast Room Open-Plan to the EXTENDED Sitting Room, Dining Room, Dressing Room/Study, Bedroom 1 with Modern En-Suite, Bedroom 2, EXTENSION to Side comprises of; Sitting Room, Bedroom 3 & a Modern En-Suite. Attractive Front Garden, A Very Large & Enclosed Landscaped Rear Garden with Greenhouse & Potting Shed. Large Driveway to Front holds Several Vehicles, a Side Enclosure which leads to the 21ft Garage with Remote Up 'n' Over Door. This detached Property also Benefits from uPVC Double Glazing Windows & Gas Central Heating powered by an A-Rated Viessmann Vitodens 050 Combi-Boiler.

EPC Rating = D.

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





**Porch Entrance** - Enter via uPVC Obscured D/g Door, Tiled Floor & Walls, Further Door to;

**Hallway - L-Shaped** - Stripped Floorboards, Single Panel Radiator, Picture Rail, Large Hatch to Insulated Loft, Doors to; Shower Room, Bedroom 2/Reception Room, Bedroom 1 with En-Suite, Dressing Room/Study & Kitchen. Wall Electricity Meter Cupboard housing RCD Consumer Unit (fitted 2017).

**Shower Room** - 5' 7" x 4' 8" (1.70m x 1.42m)

Tiled Flooring, Large Shower Enclosure with Mixer Shower & Dual Rainfall & Handheld Shower Heads, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Close-Coupled W.c, Ladder Radiator, uPVC Obscured D/g Tilt & Turn Window to Side, Fully Tiled Walls.

**Bedroom 2/ Reception Room** - 13' 10" x 10' 11" (4.21m x 3.32m)

Fitted Carpet, uPVC D/g Tilt & Turn Window to Front, uPVC D/g Window to Side both with Leaded Inserts, Picture Rail, Single Panel Radiator.

**Bedroom 1** - 13' 11" x 9' 10" (4.24m x 2.99m)

Fitted Carpet, uPVC D/g Tilt & Turn Window with Leaded Inserts to Front, Picture Rail, Ceiling Fan Light. Door to En-Suite.

**En-Suite 1** - 9' 11" x 5' 8" (3.02m x 1.73m)

Tiled Flooring, Panel Bath with Mixer Tap & Attached Shower, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Close-Coupled W.c, Ceiling Mounted Extractor Fan, Ladder Radiator.

**Dressing Room/ Study** - 9' 7" x 8' 10" (2.92m x 2.69m)

Fitted Carpet, Single Panel Radiator, Picture Rail. NB: Doorway to Dining Room has been boarded up with Stud/ Plaster Board.

**Dining Room** - 12' 6" x 9' 6" (3.81m x 2.89m)

Tiled Flooring, Single Panel Radiator. NB: Doorway to Dressing Room/ Study has been boarded up with Stud/ Plaster Board.

**Kitchen/Breakfast Room - Open-Plan - Re-Fitted & Modern**

21' 10" x 9' 3" (6.65m x 2.82m) - Tiled Flooring, Wall & Base Units with Real Wood Work Surfaces Over, Breakfast Bar, Belfast Sink with Mixer Tap, uPVC D/g Tilt & Turn Window to Side, 2nd uPVC D/g Window to Side, Space for Double Width Gas Cooker, Plumbed for Washing Machine. Wall Mounted Viessmann Vitodens 050 Combi-Boiler.

**EXTENDED Reception/Sitting Room** - 19' 2" x 15' 4" (5.84m x 4.67m)

Tiled Flooring, Single Panel Radiator, Door to EXTENDED Annexe Sitting Room. uPVC D/g Double French Patio Doors to Large Rear Garden.

**EXTENDED - Annexe Sitting Room** - 15' 8" x 6' 11" (4.77m x 2.11m)

Fitted Carpet, Double Panel Radiator, Door to Bedroom 3, uPVC D/g Double French Patio Doors to Rear Garden.

**EXTENDED - Annexe Bedroom 3** - 13' 7" x 6' 11" (4.14m x 2.11m)

Fitted Carpet, Double panel Radiator, Velux D/g Skylight, Door to En-Suite 2

**EXTENDED - Annexe En-Suite 2** - 9' 11" x 5' 8" (3.02m x 1.73m)

Tiled Flooring, Panel Bath with Mixer Tap & Attached Shower, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Close-Coupled W.c, Ceiling Mounted Extractor Fan, Ladder Radiator.

**Attractive Front Garden**

**Landscaped Rear Garden - Very Large in Size** - Fantastic Rear Garden, Landscaped, Greenhouse, Door into Garage. Potting Shed 10' 0" x 6' 8" (3.05m x 2.03m)

**Driveway - Holds Several Vehicles - Gate to Side Enclosure which leads to the Garage & Kitchen.**

**Garage - with Remote Up 'n' Over Door**

20' 9" x 8' 6" (6.32m x 2.59m)

Power & Lighting, uPVC D/g Windows to Rear. Door into Rear Garden.



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.



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

1597.64 ft<sup>2</sup>

148.43 m<sup>2</sup>

(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.

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## CARDIFF WEST

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